

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 1, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

1 **PROCLAMATION REQUEST –
SPINA BIFIDA AND HYDROCEPHALUS AWARENESS MONTH JUNE 2008**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Clerk, dated May 20, 2008:

Recommendation

The Deputy City Clerk in consultation with the Commissioner of Legal and Administrative Services/City Solicitor recommends:

- 1) That June 2008 be proclaimed as “Spina Bifida and Hydrocephalus Awareness Month”; and
- 2) That the proclamation be posted on the City’s website and published on the City Page, space permitting.

Economic Impact

N/A

Communications Plan

The Corporate Communications Department posts proclamations issued by the City on the City’s website under “Events – Proclamations”. Publishing proclamations on the City Page depends on space availability.

Purpose

To respond to the request received from the Executive Director of the Spina Bifida & Hydrocephalus Association of Ontario.

Background - Analysis and Options

The correspondence received from the Executive Director of the Spina Bifida & Hydrocephalus Association of Ontario, dated May 1, 2008, is attached (Attachment #1).

The proclamation request meets the City’s Proclamation Policy, as follows:

“That upon request, the City of Vaughan issue Proclamations for events, campaigns or other similar matters:

- (i) which are promoted by any organization that is a registered charity pursuant to Section 248 of the Income Tax Act”

The Spina Bifida & Hydrocephalus Association of Ontario has made a positive difference in the lives of individuals affected by spina bifida and/or hydrocephalus, and wishes to raise awareness of the programs and services that they offer in response to the needs and challenges of this serious, disabling, condition.

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Relationship to Vaughan Vision 2020

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

N/A

Conclusion

Staff is recommending that June 2008 be proclaimed as “Spina Bifida and Hydrocephalus Awareness Month”, and that the proclamation be posted on the City’s website and published on the City Page, space permitting.

Attachments

Attachment #1 - Correspondence from The Spina Bifida & Hydrocephalus Association of Ontario, dated May 1, 2008

Report prepared by:

Connie Bonsignore, Admin Assistant to City Clerk

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 2, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

2 2008 ADOPTION OF TAX RATES AND THE ISSUANCE OF PROPERTY TAX NOTICES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager/Commissioner of Finance & Corporate Services and the Director of Financial Services, dated May 20, 2008:

Recommendation

The Deputy City Manager/Commissioner of Finance & Corporate Services and the Director of Financial Services, in consultation with the Manager of Property Tax & Assessment recommends:

That a by-law be enacted for the adoption of Municipal, Regional and Education property tax rates and tax ratios, as attached, and for the levy and collection of property tax levies and to provide for the issuance of tax notices requiring payment of property taxes for the year 2008.

Economic Impact

The efficient and timely issuance of the final property tax levy provides a positive economic impact to the City, as it provides the necessary cash flow to meet the City's own needs and its financial obligations to the Region of York and the Province of Ontario for education purposes.

Communications Plan

The final property tax notices for residential, farm, managed forest and pipeline (uncapped classes) will be mailed in late June and in July for commercial, industrial and multi-residential properties (capped classes).

Purpose

The purpose of this report is to provide the background to a by-law as required under Section 312 of the *Municipal Act 2001, S.O. 2001*, to levy and collect property taxes for the City of Vaughan, the Regional Municipality of York and the Province of Ontario for education purposes.

Background - Analysis and Options

The City property tax rates are based on the approved 2008 operating budget.

The Region of York has approved region wide tax ratios, their operating budget and uniform tax rates across the municipalities in the Region.

The Province of Ontario determines education tax rates and has passed Ontario Regulation 103/08 to prescribe the tax rates for 2008. There is no increase in the rates from 2007.

It is expected that residential, farm, managed forest and pipeline (uncapped classes) property tax bills will be mailed in late June, due in three monthly installments or through the pre-authorized payment plan.

Due to the ongoing capping protection for the commercial, industrial and multi-residential property classes, these bills will be produced following the residential bills. Staff expect to be mailing the commercial bills in July with due dates also in three monthly installments.

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The City collects property taxes on behalf of the Region of York and the School Boards, therefore installment due dates are generally set to accommodate the legislated payment dates to these other levying bodies. However, for the convenience of the ratepayers, approximately one month between each installment is given. Due dates are usually the same day of each month, set near the middle of the month, except where weekends or holidays interfere.

The City's budgetary requirement is \$114,182,952, levied on \$41 billion in assessment.

The 2008 levy requirements for Municipal, Regional and Educational purposes are shown below:

	2008
City of Vaughan	\$114,182,952
Region of York	\$221,886,479
Education-Province of Ontario	\$230,099,306
Total	\$566,168,737

The ratios, passed by the Region of York on April 24, 2008, will remain the same as 2007, as follows:

PROPERTY CLASS	2008 TAX RATIO
Residential	1.0000
Multi-Residential	1.0000
New Multi-Residential	1.0000
Commercial	1.2070
Industrial	1.3737
Pipelines	0.9190
Farm	0.2500
Managed Forest	0.2500

The tax rates shown on Attachment A, have been established using the above noted levies, tax ratios and the final assessment roll as returned for 2008.

The 2008 tax year continues to be a non-reassessment year. At this point in time, the next reassessment is still on schedule for the 2009 tax year, based on a January 1, 2008 valuation date.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

The City of Vaughan will be collecting approx.\$221,886,479 in property taxes on behalf of the Region of York.

Conclusion

A by-law enacted to adopt the Municipal, Regional and Education tax rates and levies for 2008 will permit staff to proceed with the issuance of the final property tax bills.

Attachments

Attachment A – 2008 Property Tax Rates

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Report prepared by:

Maureen E. Zabiuk, A.I.M.A., AMTC
Manager, Property Tax & Assessment
Ext: 8268

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 3, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

3

TECHNOLOGY IN THE NEW CITY HALL

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Chief Information Officer (CIO), dated May 20, 2008:

Recommendation

The Chief Information Officer (CIO), in consultation with the Deputy City Manager / Commissioner of Finance and Corporate Services, Commissioner of Community Services, and the Director of Information Technology and Telecommunications, recommends:

1. That this report be received for information.

Economic Impact

As part of the overall City Hall construction budget, approximately \$3 million has been allocated for technology infrastructure in the new building. More significant portion of the allocated budget is for installation of basic technology infrastructure, such as cabling and internal data/voice network equipment. A portion of the allocated budget will be used for implementation of new end-user technologies, which are detailed in the body of this report.

Technology planned for the City Hall is being scoped within the allocated funding and in close coordination with existing technology assets replacement programs. Replacement of technologies that are currently in use and are nearing the end of their life cycle will be coordinated with the new City Hall move-in date. To the maximum extent possible, existing technologies will be migrated into the new City Hall and integrated with the new technologies being planned.

Communications Plan

A communications plan for this item is not required.

Purpose

The purpose of this report is to provide Council with information on the type of technologies being planned for deployment in the new City Hall.

Background - Analysis and Options

On September 24, 2007, Council requested that staff provide a report on any opportunities for use of technologies in the new City Hall.

This report is provided in response to Council request.

Vision and Strategy for Technology in the New City Hall

The technology planned for the new City Hall will complement the new building's architectural and functional design, as well as establish a foundation for deployment of emerging technologies in the future. In keeping with the theme of accessibility and transparency, technology will be used to enable public access to information and the process of Council.

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For example, “hot spots” will be established in all public areas of the building and surrounding outdoors area to enable access to the Internet and City of Vaughan on-line information resources. Where possible, information monitors located in strategic areas of the building will be used to provide useful information to the public about current events, initiatives and general building information, as well as live video casting of Council meetings. The technical infrastructure will also be able to facilitate interactive kiosks to enable “self-serve” interaction with the public when such services become available.

The most significant use of technology will be in the new Council chambers and committee rooms. Leading edge audio/visual systems are currently being researched and planned for implementation. Technologies that are being researched include automated speaker queuing, electronic voting, electronic document management (agenda presentment), video/audio recording and web casting, and multimedia presentation capabilities. It is the goal to make the City of Vaughan council chambers and committee rooms as functionally efficient as possible with the use of leading technologies.

Technology for Council chambers and committee rooms is being researched and specified in close coordination with staff from the Clerks department and Buildings and Facilities.

Functional Requirements for Technology in the New City Hall

In identifying opportunities for deploying technology in the new City Hall, the building’s functional requirements were taken into close consideration. In consultation with the building architects and staff from the Buildings and Facilities department, space functions were defined for all areas of the building and general space utilization objectives were established. Based on the defined space functions and general space utilization objectives, appropriate technology opportunities were identified and incorporated in the building design. In addition to meeting functional and general space usage requirements, the identified technology opportunities also had to be realistic, affordable, scalable and sustainable.

The following is a summary of planned technologies at the new Civic Centre by space function:

Outdoors Public Area

Purpose/Function:

Purpose of this space is for large informal public gatherings, outdoor concerts, presentation, etc.

Technologies:

- Stage, podium with microphone, speaker system, large scale video projection system;
- Security video surveillance
- “Hot-spot” access points

Main Lobby (Main Floor)

Purpose/Function:

Multipurpose area for public gathering, greeting and reception area, information area, security control area, waiting area, exhibit area, etc.

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Technologies:

- Large video monitors for display of information (announcements, current/local events, council meeting schedules, in-house video feeds, etc.)
- Information Kiosks for access to the building directory and e-Services
- Security video surveillance
- Security access control
- “Hot-spot” access points

Council Chambers

Purpose/Function:

Council sessions, committee meetings, regulatory board meetings, recitals, presentations, etc.

Technologies:

- Microphone (speaker management system) with multi-point audio system
- Multiple monitor/screen projection system
- Built-in video/audio recording capabilities
- Outbound video/audio feed for media broadcasting, webcasting, in-house video monitoring
- Electronic voting system
- Individual electronic information system (members of council and senior management)
- Press gallery with telephone, cable, internet, external media feeds
- Speaker’s podium with computer hookup and document imaging (for presentations)
- Master controls for Clerk’s desk
- “Hot spot” access point

Committee Rooms / Public Hearing Rooms

Purpose/Function:

Committee meetings, public hearings, regulatory board meetings, presentations, etc.

Technologies:

- Microphone (speaker management system) with multi-point audio system
- Video projection system
- Built-in video/audio recording capabilities
- Speaker’s computer hookup (for presentations)
- Audio conferencing units (Polycom’s)
- Video conferencing (under consideration)
- “Hot spot” access point

Multimedia Room (Below Council Chambers)

Purpose/Function:

Designed as a small theatre for presentations, small recitals, press conferences, spillover from Council Chambers, etc.

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Technologies:

- Stage, podium with microphone, speaker system, video projection system
- Built-in video/audio recording capabilities
- Inbound video/audio feed from Council Chambers
- Outbound video/audio feed for media broadcasting, webcasting, in-house video monitoring
- “Hot spot” access point

Staff Office Areas

Purpose/Function:

General staff office areas used for administrative functions, etc.

Technologies:

- Integrated data and voice (VoIP) wiring infrastructure
- Modular electrical and VoIP infrastructure, integrated into office furniture
- Highly available wireless access (WiFi) for private and public use
- High bandwidth VoIP service to work areas
- Multiple fail points for electrical and VoIP service to work areas
- Centralized printing/facsimile/copying facilities in large work areas
- Security video surveillance
- Security access control

Boardrooms and Meeting Rooms

Purpose/Function:

Meetings, presentations, training, etc.

Technologies:

- Integrated data and voice (VoIP) wiring infrastructure
- Video/audio projection systems or Smartboard technology (pre-wired)
- Audio conferencing units (Polycom’s)

Relationship to Vaughan Vision

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Specifically, the recommendations in this report support the following Vaughan Vision Strategic Initiatives:

- A1 – Pursue Excellence in Service Delivery
- C3 – Maintain Assets & Infrastructure Integrity
- C4 – Ensure Financial Sustainability

Regional Implications

None

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Conclusion

As part of the new City Hall construction, a number of new technologies are being planned for deployment to improve efficiency, communications and overall experience in the new City Hall. The new technologies being planned will effectively support the needs and function of specific areas of the new City Hall.

Current technologies being used in the existing building will be migrated and integrated with the new technologies in the new City Hall.

The new technologies planned for deployment are part of the overall new City Hall construction budget and are being considered with value, scalability and sustainability in mind.

Attachments

None

Report prepared by:

Dimitri Yampolsky, Chief Information Officer (CIO) – Ext. 8352

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Item 4, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

4 **ASSUMPTION – RAVINES OF MAPLE**
19T-02V05 / 65M-3695

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 20, 2008:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3695, and that the municipal services letter of credit be released.

Economic Impact

Upon assumption of this development, approximately 0.15 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure will incur the normal expense associated with annual operation and maintenance activities plus eventual life cycle renewal.

Communications Plan

Not applicable.

Purpose

This report pertains to the assumption of the municipal services in plan of subdivision 65M-3695 by the City.

Background - Analysis and Options

The Ravines of Maple Plan of Subdivision 65M-3695 is a 41 lot residential development located on the north side of Rutherford Road and west of Keele Street as shown on Attachment No.1.

The subdivision agreement with Fairbrook Developments Inc. was executed on August 19, 2003, and the Plan of Subdivision was subsequently registered on October 2, 2003. The construction of the roads and municipal services in Plan 65M-3695 were completed in June 2006.

The municipal services in the subdivision have now completed the required minimum thirteen month maintenance period and the developer has rectified all deficiencies. In addition, the grading of all lots in the subdivision has been certified by the Developer's engineering consultant. Accordingly, the Developer has requested that the roads and municipal services in the subdivision be assumed by the City, and that the development securities held by the City be released.

All documentation required by the subdivision agreement for assumption has been submitted. Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services in the subdivision and are now satisfied with the extent of the works.

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The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Building Standards, Parks Development, Parks Operations and Forestry, Public Works, Development Planning and Clerks. In addition, the Reserves and Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

Relationship to Vaughan Vision 2020

The development of this subdivision and the assumption of the municipal services are consistent with Vaughan Vision 2020, which encourages management excellence through planned and managed growth and the maintenance of City assets and infrastructure. Accordingly, this report is consistent with the priorities established by Council in the Vaughan Vision Strategic Plan 2020.

Regional Implications

There are no Regional implications with respect to the assumption of the municipal works within this subdivision development.

Conclusion

It is therefore appropriate that the municipal services in 65M-3695 be assumed and the municipal services letter of credit be released.

Attachments

1. Location Map

Report prepared by:

Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461
Engineering

VR/fc

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 5, Report No. 27, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 26, 2008, as follows:

By approving that the installation of an additional sidewalk link on the east/south boulevard of Hawkview Boulevard between Sunview Drive and Vellore Woods Boulevard in Woodbridge be considered in the 2009 Capital Budget and that staff review opportunities for funding the project from development charges; and

By receiving the report of the Commissioner of Engineering and Public Works, dated May 20, 2008.

5

**HAWKVIEW BOULEVARD – WOODBRIDGE
RESIDENT PETITION FOR ADDITIONAL SIDEWALK LINK**

The Committee of the Whole recommends that this matter be referred to the Council meeting of May 26, 2008.

Recommendation

The Commissioner of Engineering & Public Works recommends:

That Council provide direction with respect to the installation of an additional sidewalk link on the east/south boulevard of Hawkview Boulevard between Sunview Drive and Vellore Woods Boulevard in Woodbridge for consideration in the 2009 Capital Budget.

Economic Impact

The requested sidewalk link on Hawkview Boulevard is approximately 750 linear metres in length and is estimated to cost approximately \$75,000 plus engineering and utility relocates. Funding for this sidewalk link would need to be referred to a future Capital Budget.

Communications Plan

Not applicable.

Purpose

The purpose of this report is to respond to a petition from a number of the residents living on Hawkview Boulevard in Woodbridge request the installation of an additional sidewalk link on the road, as per Council's direction of October 22, 2007.

Background - Analysis and Options

At its meeting on October 22, 2007, Council directed as follows:

1. *The City of Vaughan receives the petition dated September 25, 2007, by the residents of Hawkview Boulevard;*
2. *That the City of Vaughan Council directs the City of Vaughan Engineering Department to review the sidewalk request in context with our sidewalk policy, safety needs as requested by the residents, costs and source of funding, and assumption status of the subdivisions; and*
3. *That the City of Vaughan Engineering Department brings forth to a Committee of the Whole, at the earliest opportunity, this report.*

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Hawkview Boulevard is a 17.5 metre wide single loaded local residential road, which in part, parallels the west side of Highway 400 just north of Rutherford Road in the Block 32 West Vellore Woods Community as shown on Attachment No. 1. Hawkview Boulevard was constructed in the early 2000's as part of the Comdel Developments Subdivision, Plan 65M-3348, and subsequently assumed by the City on June 26, 2006.

Following standard practice, a Master Sidewalk Location Plan was established for the residential community in Block 32 West back in June 1999 as part of the development approval process. The sidewalk network in Block 32 West was developed based on the Sidewalk Location Policy which was adopted by Council on February 26, 1996.

The pertinent components of the City Sidewalk Location Policy specify that the following guidelines shall be used to determine the need for sidewalks within new subdivision developments:

1. Sidewalks are required where they form part of a walkway system.
2. Sidewalks are required in locations where pedestrian routes connect to local amenity areas such as schools, parks, transit routes, retail areas, etc. as follows:
 - a) one sidewalk where 40 to 100 units are tributary to the sidewalk route.
 - b) two sidewalks where over 100 units are tributary to the sidewalk route.
 - c) where only one sidewalk is required, it shall be located on the side of the street that provides the most direct route to the local amenity.
3. Sidewalks are required on both sides of feeder, collector and arterial roads.
4. Sidewalks are required on one side of industrial roads.

As noted above, the City's current Sidewalk Location Policy is based on a tributary area criterion so the application of the policy is inherently somewhat subjective. In practice, when preparing a sidewalk master plan, the designer must make a judgment call on which routes pedestrian may wish to take to the various amenities, schools and commercial establishments in the community. Back in 1999 when the Sidewalk Master Plan for Block 32 West was being prepared, the criteria of the Sidewalk Location Policy was being applied in a conservative manner. Accordingly, the approved Block 32 West Sidewalk Master Plan provides a minimum sidewalk network with a focus on the primary roads.

When the Block 32 West Sidewalk Master Plan was being prepared, it was envisioned that residents living in the south-east corner of the community would use the east-west local streets to walk to Vellore Woods Boulevard to gain access to the sidewalk system which in turn leads to the community amenities and schools. Since Hawkview Boulevard is a single loaded road which only services a relatively local area of the community, it was anticipated that few residents would decide to use Hawkview as a pedestrian route. Further, if pedestrians wanted to use Hawkview, they could walk on the travel portion of the roadway with minimal risk due to the expected low traffic volumes on the road. Given these assumptions, a sidewalk was not originally proposed on Hawkview Boulevard.

On October 9, 2007, the City received a petition from approximately 80 homeowners requesting the City to consider constructing a new sidewalk link on the east/south boulevard of Hawkview Boulevard between Sunview Drive and Vellore Woods Boulevard. Given this petition, it is apparent that many of the current residents on Hawkview Boulevard, and several on the peripheral streets in the neighbourhood, prefer a pedestrian route different than what was originally envisioned through the development approval process. The requested sidewalk link would provide an added pedestrian route to the existing elementary school and park on Vellore Woods Boulevard, and a number of neighbourhood commercial and shopping destinations.

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Since Hawkview Boulevard is a single loaded road, the requested sidewalk could be located on east/south boulevard of the road without impacting the frontages or driveways of any existing homes. Staff have, however, identified that there are a number of existing trees, electrical utility boxes, and landscaping on this boulevard which may need to be relocated to facilitate the sidewalk construction. The subject sidewalk link is approximately 750 linear metres in length and is estimated to cost approximately \$75,000 plus engineering and utility relocates.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020 which encourages the planning and management of growth and the maintenance of the City's assets and infrastructure.

Regional Implications

There are no Regional implications associated with this report.

Conclusion

Through the development approval process, a Sidewalk Master Plan was established for the Block 32 West Vellore Woods Community in accordance with the City's Sidewalk Location Policy. This Master Sidewalk Plan didn't identify the need for a sidewalk link on Hawkview Boulevard. A number of residents on Hawkview Boulevard have petitioned the City to install a sidewalk link on their street to provide an alternative pedestrian route to the local amenities, school and commercial destinations. Staff believes that this sidewalk link would benefit the neighbourhood and provide a more "walkable" community. The requested sidewalk could be located on east/south boulevard of the road without impacting the frontages or driveways of the existing residences on the street. Staff is seeking direction from Council with respect to the installation of this addition sidewalk link on Hawkview Boulevard. Should Council concur, the design and construction of the sidewalk would need to be referred to the 2009 Capital Budget deliberations.

Attachments

1. Location Map

Report prepared by:

Joe Landolfi, Senior Engineering Assistant, ext 8257
Mark Chiochio, Supervisor of Development Review, ext 8239

JL/fc

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 6, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

6 **AWARD OF TENDER T08-062**
SUPPLY OF MATERIAL AND SERVICES FOR PAVEMENT MARKING APPLICATIONS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering & Public Works, dated May 20, 2008:

Recommendation

The Commissioner of Engineering and Public Works in consultation with the Director of Purchasing Services recommends:

1. That Tender T08-062, for the supply of material and services for pavement marking applications be awarded to Almon Equipment Ltd. at an annual amount of \$171,872.40, including G.S.T. for a period of 2 years; and
2. That the Mayor and Clerk be authorized to sign the necessary documents.

Economic Impact

The amount of the awarded contract of \$171,872.40 is within the 2008 Pavement Marking Operating Budget, Account No. 2004010.7331. As development increases in the City and the cost of materials increase, this amount will be adjusted accordingly to meet these requirements within the Annual Operating Budgets.

Communications Plan

Not Applicable.

Purpose

Council approval to award contract T08-062, Supply of Material and Services for Pavement Marking Applications.

Background – Analysis and Options

The work covered by this Tender requires the supply of material and services for pavement markings (longitudinal, transverse, and selected durable) on all City roadways. The tender was advertised on the Ontario Public Buyers Association Website (OPBA), the City Page and on the Electronic Tendering Network (ETN), and closed on April 24, 2008. A total of three documents were picked up from the Purchasing Services Department on April 10, 2008. Three bids were received. The following are the results of the tender bids.

<u>Contractor</u>	<u>Total Bid Amount (including G.S.T.)</u>
Almon Equipment Ltd.	\$171,872.40
Woodbine Pavement Markings Ltd.	\$222,993.60
Guild Electric Limited	\$230,345.11

The low bidder, Almon Equipment has performed similar work for the City last year, and is deemed capable of successfully completing this work. References for Almon Equipment Ltd. were contacted and the majority of references deemed the quality of work to be satisfactory.

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The bid total is within budget as allocated in the Engineering Department's approved 2008 Pavement Marking Operating Budget, Account No. (2004010.7331). This contract is a two-year term and prices will be adjusted based on the Consumer Price Index for the second year of the contract.

Relationship to Vaughan Vision 2020

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendations of this report will assist in:

- Pursue Excellence in Service Delivery;
- Enhance and Ensure Community Safety, Health & Wellness; and
- Lead and Promote Environmental Sustainability

This report is consistent with the priorities previously set by Council.

Regional Implications

Not Applicable.

Conclusion

It is recommended that Tender T08-062 for pavement marking applications be awarded to Almon Equipment Ltd.

Attachments

Not Applicable.

Report prepared by:

Mark Ranstoller, Senior Traffic Technologist, ext. 3141
Mike Dokman, Supervisor, Traffic Engineering, ext. 3118

MR:mc

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Item 7, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

7 KING HIGH DRIVE REVIEW – INTERIM REPORT

The Committee of the Whole recommends:

- 1) That Clauses 1 and 3 of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 20, 2008, be approved;
- 2) That Engineering Services staff be requested to continue the review of the traffic impact and provide a final report to the Committee of the Whole meeting of October 6, 2008;
- 3) That staff include in the report the cost implications of installing a sidewalk on the north side of King High Drive between Dufferin Street and Concord Road;
- 4) That the memorandum of the Commissioner of Engineering and Public Works, dated May 15, 2008, be received; and
- 5) That the following deputations and petition, be received:
 - a) Mr. Alex Porat, 445 Beverley Glen Boulevard, Vaughan, L4J 7S2, and petition submitted; and
 - b) Ms. Judy Balshin, 438 Beverley Glen Boulevard, Thornhill, L4J 7S2.

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That this interim report on the trial closure of King High Drive at Dufferin Street be received for information;
2. That Engineering Services staff be requested to continue the review of the traffic impact and provide a final report to a Committee of the Whole meeting after the 1 year trial period in the Fall 2008; and
3. That the Region of York be informed of the status of this matter.

Economic Impact

There is no economic impact in relation to this interim report.

Communication Plan

There have been a number of previous public meetings and surveys regarding possible alternatives including partial closures, full closures and turn prohibitions for the King High Drive area. In addition to the latest survey, comments were also requested from both school boards. Staff have been in regular contact with an area resident and will inform the community of the timing of the final report on the trial closure.

Purpose

To report on the results of the before and after traffic studies (6 months) with the implementation of the temporary closure of King High Drive.

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Background - Analysis and Options

King High Drive is a local road between Dufferin Street and Vaughan Boulevard. The intersection of King High Drive and Dufferin Street is under the jurisdiction of the Region of York. The area is shown on Attachment No. 1.

At its meeting of November 26, 2007, Council approved a temporary closure of King High Drive near east property limit of the commercial development for a trial period (one year) and requested an interim report to the Committee of the Whole in six months on the impacts of the closure. The temporary road closure was implemented in August 2007. Break-away bollards were installed across King High Drive east of Dufferin Street near the commercial development. Notices were mailed out the residents of King High Drive and Belfield Court notifying them of the approved temporary closure.

Before Studies

Utilizing the use of Automated Traffic Recorders (ATR's), Engineering Services staff collected the traffic volumes prior to temporary closure of King High Drive. The results of the studies are summarized in the following chart.

Location	Date	Volume	Volume	Total Volume
Beverly Glen Blvd west of Fairfax Ct	Oct. 2007	Eastbound 3063	Westbound 2355	5418
Concord Rd near #20	Oct. 2007	Northbound 1015	Southbound 2010	3025
King High Dr west of Belfield Ct	Oct. 2007	Eastbound 1358	Westbound 560	1918
Vaughan Blvd north of Centre St	June 2007	Northbound 1077	Southbound 1143	2220

Beverly Glen Boulevard is a designed as a feeder type roadway, 23.0 metre right-of-way and 11.5 metres of pavement width. Typical, a feeder type roadway can accommodate traffic volumes not exceeding 8,000 vehicles per day.

Concord Road and King High Drive are local type roadways, 20.0 metre right-of-way and 8.5 metres of pavement width. Typically, a local type roadway would be expected to convey traffic volumes not exceeding 1,000 vehicles per day.

Source: Transportation Association of Canada – Geometric Design Guide for Canadian Roads.

Engineering Services staff monitored the traffic operation and patterns within the Subdivision approximately six months after the temporary closure was implemented.

After Studies

Utilizing the use of Automated Traffic Recorders (ATR's), Engineering Services staff collected the traffic volumes after the installation of the temporary closure of King High Drive. The results of the studies are summarized in the following chart.

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Location	Date	Volume	Volume	Total Volume
Beverly Glen Blvd west of Fairfax Ct	Apr. 2008	Eastbound 4090	Westbound 2686	6776
Concord Rd near #20	Mar. 2008	Northbound 1773	Southbound 2121	3894
King High Dr east of Concord Rd	Mar. 2008	Eastbound 350	Westbound 429	779
Vaughan Blvd north of Centre St	Mar. 2008	Northbound 885	Southbound 786	1671

Staff also conducted an infiltration study to determine the number of motorists travelling from Dufferin Street/Beverly Glen Boulevard to Centre Street at either Concord Road or Vaughan Boulevard. The study was conducted on April 9, 2008 and on this day the weather was sunny.

AM Period – 7:00am to 9:00am

From	To	Total Inbound Volume	Total Infiltrating Volume	Infiltration Percent
Dufferin St/Beverly Glen Blvd	Centre St/Concord Rd	171	30	18%
Dufferin St/Beverly Glen Blvd	Centre St/Vaughan Blvd	171	13	8%

PM Period – 4:00pm to 6:00pm

From	To	Total Inbound Volume	Total Infiltrating Volume	Infiltration Percent
Centre St/Concord Rd	Dufferin St/Beverly Glen Blvd	141	8	6%
Centre St/Vaughan Blvd	Dufferin St/Beverly Glen Blvd	141	12	7%

The earlier infiltration studies in 2002, 2003 and 2004 indicate that the amount of 'cut-through' traffic was low, at less than 50 vehicles. The studies at these times were between Dufferin Street/King High Drive and Centre Street/Concord Road.

An intersection turning movement count was conducted at the intersection of Beverly Glen Boulevard and Concord Road on April 17, 2008. The study time periods were 7:00am to 9:00am and 3:00pm to 6:00pm. The weather on the day of the study was clear and sunny. The study was completed to determine if a possible eastbound right turn prohibition was required.

The results of the study is summarized in following chart.

Time Period	Total Eastbound Volume	# of Right Turns	Percent of Turns
7:00am to 9:00am	439	193	44%
AM Peak 8:00am to 9:00am	316	141	45%
3:00pm to 6:00pm	1013	334	33%
PM Peak 5:00pm to 6:00pm	457	153	33%
5 Hour Total	1206	527	44%

Summary

- Beverly Glen Blvd – the traffic volume has increased by 1358 vehicles (25%) after the closure was put in place.

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- Concord Rd – the traffic volume has increased by 869 vehicles (29%) after the closure was put in place.
- Vaughan Blvd – the traffic volume has decreased by 549 vehicles (29%) after the closure was put in place.
- The infiltration volume through the neighbourhood is very low and appears to have decreased slightly after the closure was put in place.
- Although the percent of right turns are relatively high at the intersection of Beverly Glen Blvd and Concord Rd and the infiltrating volume is very low, the majority of vehicles turning are travelling within the neighbourhood, to Forest Lane Dr, King High Dr, Vaughan Blvd, Lawrie Rd, Loudon Cres, Belfield Ct and Concord Rd.
- A turn prohibition will impact all the residents in the neighbourhood.

Engineering Services staff will collect further traffic volumes in the Fall 2008 to compare with the data collected after six months. A final report will be prepared and presented to Committee of the Whole at that time.

Relationship to Vaughan Vision 2007

This traffic study is consistent with Vaughan Vision 2007 as to ensure enhanced safety standards are incorporated in community designs (1.1.2).

This report is consistent with the priorities previously set by Council.

Regional Implications

The Region of York has been part of the process on the various alternatives which have been documented in this report and others. The various alternatives affect traffic movements at the intersection of King High Drive and Dufferin Street.

At their meeting on September 22, 2005, the Council of the Regional Municipality of York implemented a southbound left turn prohibition at the intersection of Dufferin Street and King High Drive between the hours of 7:00 a.m. to 9:00 a.m., Monday to Friday. The initial recommendation in the report, to close King High Drive at Dufferin Street, was supported by Regional Council.

Following implementation of the turning prohibition, left turns at the intersection continued to occur. During the first 6 months of the trial closure, the Region of York has not reported any adverse impact on their roads resulting from the closure.

The MTO has advised that in order to implement a southbound dual left turn at the Dufferin/Centre Street intersection, improvements would be required to Centre Street on the east side of the intersection. Staff will discuss this further with Regional staff.

Conclusion

The trial closure for one year would be an effective way to determine the impact on the community. This interim report indicates what traffic impacts have occurred within the community.

Engineering Services staff will continue to monitor the area and schedule further traffic volume counts in the Fall 2008. A report summarizing all results will be brought to Committee of the Whole at that time.

The collected traffic volumes after a six month review does indicate that the volume has increased on both Beverly Glen Boulevard and Concord Road. The traffic infiltration study shows that there are minimal 'cut-through' movements within the community.

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Item 7, CW Report No. 27 – Page 5

Attachments

1. Location Map

Report prepared by:

Mike Dokman, Supervisor, Traffic Engineering, ext. 3118

MD:mc

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 8, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

8 **EDGELEY BOULEVARD AND BASS PRO MILLS DRIVE**
TRAFFIC REVIEW

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering & Public Works, dated May 20, 2008:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That this report be received for information;
2. That the required budget sheets be submitted for consideration in the 2009 Capital Budget process; and
3. That Engineering Services staff monitor the intersection in the Fall 2008 to determine the traffic signal warrant values and report to a Committee of the Whole meeting with this information.

Economic Impact

There are no economic impacts stemming from the recommendations of this report for the 2008 Budget Year. There will be future impacts on the 2009 Capital Budget for the installation of the traffic signals and Operating Budgets for the maintenance of the traffic signals.

Communications Plan

Staff will contact the area businesses on the outcome of Council's decision in this matter.

Purpose

To report on the feasibility to install traffic signals at the intersection of Edgeley Boulevard and Bass Pro Mills Drive.

Background - Analysis and Options

At its meeting on January 28, 2008, Council directed:

- "1. That staff be requested to investigate the need for and the feasibility of installing traffic lights at the intersection of Edgeley Boulevard and Bass Pro Mills Drive;**
- 2. That staff report to a future Committee of the Whole meeting with respect to their findings in the Spring of 2008."**

Several business employees on Four Valley Drive expressed concerns regarding the intersection of Edgeley Boulevard and Bass Pro Mills Drive. Their concerns relate to the number of accidents and heavy traffic volumes, especially during the peak time periods.

Edgeley Boulevard is designed as a 26.0 metre collector road with an existing posted speed limit of 40 km/h. Bass Pro Mills Drive is designed as a 30.0 metre arterial road with an existing 50 km/h statutory speed limit. There is an existing all-way stop control at the intersection. Refer to Attachment No. 1.

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Engineering Services staff conducted an intersection turning movement count at the intersection on March 27, 2008. The studied time periods were 7:00am to 9:00am, 11:00am to 2:00pm and 3:00pm to 6:00pm. On the day of the study the weather was clear and sunny. The results of the study is summarized below.

Warrant #1 – Minimum Vehicular Volumes		
Part A – All Approaches	-	95%
Part B – Minor Street Both Approaches	-	100%
Percentage Warrant (lowest of the two above)	-	95%
Warrant #2 – Delay to Cross Traffic		
Part A – Major Street Both Approaches	-	67%
Part B – Traffic Crossing Major Street	-	100%
Percentage Warrant (lowest of the two above)	-	67%
Warrant #3 – Accident Experience		
Part A – Reportable Accidents Correction by a Traffic Signal	-	70%
Part B – Adequate trial of less restrictive remedies	-	100%
Part C – Warrant 1 or Warrant satisfied 80% or more	-	100%
Warrant #4 – Combination Warrant		
Two Warrants Satisfied 80% for Traffic Signals	-	NO

Based on the above warrants, the Provincial Traffic Signal warrant would not be met as neither one warrant meets 100% or two warrants meet 80% or more. Warrant 1 is very close to fulfilling the first criterion and the accident experience has not been reduced with the installation of the all-way stop control. The area near the intersection on Edgeley Boulevard and Bass Pro Mills Drive is still being developed. It is anticipated that the traffic generated by the future developments would fulfill the requirements of the Provincial Traffic Signal warrant.

There are no approved funds in the 2008 Capital Budget for the installation of traffic signals at the intersection. Staff will include the required budget sheets for consideration in the 2009 Capital Budget. The approximate cost for the installation of traffic signals is \$125,000.

Staff will also monitor the intersection in the Fall 2008 to determine if warrant values have been met. A report will be submitted to a Committee of the Whole meeting to update the status of the traffic signal warrants.

Relationship to Vaughan Vision 2020

Enhance and Ensure Community Safety, Health & Wellness – To advocate for, protect and enhance community safety, health and wellness through education, design and enforcement.

This report is consistent with the priorities previously set by Council.

Regional Implications

Not Applicable.

Conclusion

Engineering Services staff recommend that the intersection be monitored in the Fall 2008 to determine if the traffic signal warrant values have been met. The required budget sheets will be prepared and submitted during the upcoming budget preparation process for consideration in the 2009 Capital Budget deliberations.

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EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 8, CW Report No. 27 – Page 3

Attachments

1. Location Map

Report prepared by

Mike Dokman, Supervisor, Traffic Engineering, ext 3118

MD:mc

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 9, Report No. 27, of the Committee of the Whole, which was considered by the Council of the City of Vaughan on May 26, 2008, was dealt with by approving:

That this matter be referred to a future Committee of the Whole to allow this matter to be forwarded to St. Clare Elementary Catholic School and its Parent Council for comments.

9

**ST. CLARE ELEMENTARY CATHOLIC SCHOOL
PARKING CONTROL REVIEW**

The Committee of the Whole recommends that this matter be referred to the Council meeting of May 26, 2008.

Recommendation

The Commissioner of Engineering and Public Works recommends:

That By-law 1-96, the Consolidated Parking By-law, be amended to add a 'No Stopping' prohibition from 8:00 am to 9:00 am, 11:30 am to 12:30 pm and 3:00 pm to 4:00 pm, Monday to Friday from September 1 to June 30 on the south side of Velmar Drive between the east and west property limits of St. Clare Elementary Catholic School.

Economic Impact

The cost to install the 'No Stopping' prohibition signs would have an initial impact and will be absorbed in the 2008 Operating Budget. The on-going costs to maintain the signs would be included in future Operating Budgets.

Communications Plan

The Engineering Services staff will contact the residents within the prohibition limits and a School Representative to advise them of Council's decision in this matter.

Purpose

To review the feasibility of the implementation of a "No Parking/No Stopping" prohibition at St. Clare Elementary Catholic School, in response to Council direction.

Background - Analysis and Options

At it's meeting on February 4, 2008, Council directed:

- “1. **That the Engineering Department review the installation of 'No Parking/No Stopping' signs only during school hours, specifically 8:00 am to 9:00 am and 3:00 pm to 4:00 pm, Monday to Friday, September 1 to June 30 at St. Clare Catholic School, 391 Velmar Drive;**
2. **The By-law Enforcement Services be requested to provide enforcement of the parking activity on Velmar Drive in the vicinity of St. Clare Catholic School; and**
3. **That the recommendation be brought forward to a future Committee of the Whole meeting”.**

Velmar Drive is a feeder roadway with a 23.0 metre right-of-way and an existing posted speed limit of 40 km/h. There are two speed humps installed on Velmar Drive; one is installed between

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Santa Barbara Place and Radley Street and the other is installed east of Woolacott Road. There is an existing crossing guard on the east side of Velmar Drive and Santa Barbara Place. Velmar Drive and Santa Barbara Place is under all-way stop control; and St. Clare Elementary Catholic School is located on the north side between Velmar Drive/Santa Barbara Place and Velmar Drive/Woolacott Road. Refer to Attachment No.1.

Staff conducted a parking review on Tuesday, March 4, 2008 during the time periods of 8:00 am to 9:00 am, and on Wednesday March 5, 2008 during the time periods of 11:30 am to 12:30 pm and 3:00 pm to 4:00 pm in front of St. Clare Elementary Catholic School. The weather on these two days was cloudy and the roads were dry. Observations show that vehicles were parked along Velmar Drive on both sides of the roadway in front of the school during the study time periods. Vehicles were parking/stopping, and blocking part of the residential driveways on the south side in front of St. Clare Elementary Catholic School.

Velmar Drive is an emergency response route and has a road width of 11.5 metres. When vehicles are parked on both sides of the roadway, the available travel width is about 5.5 metres between the parked/stopped vehicles. It allows enough space for vehicles to travel in one direction on the roadway and also they would impact the movement of emergency and other service vehicles in front of the school. The parked/stopped vehicles create sightline problems for drivers and pedestrians in this area.

Stopping prohibitions are different than Parking prohibitions as indicated below;

1. "Stop" or "Stopping" when prohibited means the halting of a vehicle, even momentarily, whether occupied or not, except when necessary to avoid conflict with other traffic or except in compliance with the directions of a constable or other police officer or of a traffic control signal or sign.
2. "Park" or "Parking" prohibited means the standing of a vehicle, whether occupied or not, except when standing temporarily for the purpose of and while actually engaged in loading or unloading merchandise or passengers.

The installation of a 'No Stopping' prohibition on the south side of Velmar Drive in front of St. Clare Elementary Catholic School will allow emergency and other service vehicles less restricted movement in front of the school and reduce the amount of congestion during the time periods.

Relationship to Vaughan Vision 2020

Enhance and Ensure Community Safety, Health & Wellness – To advocate for, protect and enhance community safety, health and wellness through education, design and enforcement.

This report is consistent with the priorities previously set by Council.

Regional Implications

Not Applicable.

Conclusion

Based on staff review, it is recommended that 'No Stopping' prohibition signs with the time periods of 8:00 am to 9:00 am, 11:30 am to 12:30 pm and 3:00 pm to 4:00 pm, Monday to Friday from September 1 to June 30, be installed on the south side of Velmar Drive between the east and west property lines of St. Clare Elementary Catholic School.

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Enforcement Services Department have been advised of the change and will adjust enforcement activities accordingly on Velmar Drive in the vicinity of the St. Clare Elementary Catholic School.

Attachments

1. Location Map

Report prepared by:

Peter Trinh, Traffic Analyst, ext. 3120

Mike Dokman, Supervisor Traffic Engineering, ext. 3118

PT:mc

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 10, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

10 BATHURST STREET AND MARC SANTI BOULEVARD TRAFFIC CONTROL SIGNALS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering & Public Works, dated May 20, 2008:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That this report be received for information purposes.

Economic Impact

The cost of the installation of the traffic signals has been included in the 2008 Capital Budget. There will be on-going costs estimated to be \$4,000 annually associated with the maintenance of the traffic signals until the signals are warranted in the future Operating Budgets.

Communications Plan

Engineering Services staff will notify the residents of Marc Santi Boulevard between Bathurst Street and Ilan Ramon Avenue regarding the installation of the traffic signals at Bathurst Street and Marc Santi Boulevard.

Purpose

To include the traffic control signals at the intersection of Bathurst Street and Marc Santi Boulevard in the Region of York project planned for 2008.

Background - Analysis and Options

At its March 31, 2008 meeting, The Committee of the Whole recommended:

- “1. The recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated March 25, 2008, be approved; and**
- 2. Staff be requested to coordinate with the Region of York, the installation of the traffic control signals at the intersection of Bathurst Street and Marc Santi Boulevard prior to the start of the school year in September 2008.”**

Engineering Services staff contacted the Region of York to request the installation of the traffic control signals at the intersection of Bathurst Street and Marc Santi Boulevard be completed and in operation prior to the start of the school year in September 2008. Staff received correspondence from the Region of York that their plan is to have the traffic control signals at the intersection of Bathurst Street and Marc Santi Boulevard operating for the start of the school year in September 2008.

Relationship to Vaughan Vision 2020

Enhance and Ensure Community Safety, Health & Wellness – to advocate for, protect and enhance community safety, health and wellness through education, design and enforcement.

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This report is consistent with the priorities previously set by Council

Regional Implications

The Region of York will install and maintain the traffic signal.

Conclusion

The Region of York has initiated the design and plan to have the signals constructed and in operation prior to the start of the school year in September 2008.

Attachments

1. Location Map

Report prepared by:

Peter Trinh, Senior Traffic Technologist, Ext. 3120
Mike Dokman, Supervisor, Traffic Engineering, Ext. 3118

PT:mc

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 11, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

**11 BRADWICK DRIVE EAST OF NORTH RIVERMEDE ROAD (NORTH SECTION)
EXISTING PARKING PROHIBITION REVIEW**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering & Public Works, dated May 20, 2008:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That the existing "No Parking Anytime" prohibition on both sides of Bradwick Drive east of North Rivermede Road to and including the cul-de-sac, be rescinded; and
2. That By-law 1-96, the Consolidated Parking By-law, be amended to add a "No Parking" prohibition between the hours of 6:00AM to 6:00PM, Monday to Friday on both sides of Bradwick Drive from North Rivermede Road to and including the cul-de-sac.

Economic Impact

The cost to install the "No Parking" prohibition signs would have an initial impact and will be absorbed in the 2008 Operating Budget. The on-going costs to maintain the signs would be included in future Operating Budgets.

Communications Plan

Engineering Services staff will contact the area businesses with the information in the report to advise them of Council's decision in this matter.

Purpose

To review the feasibility of changing the existing "No Parking Anytime" on Bradwick Drive (north section) east of North Rivermede Road, in response to a request from a local business.

Background - Analysis and Options

Bradwick Drive is a two-lane industrial cul-de-sac roadway with a 26.2 metre right-of-way and 11.0 metre pavement width. The existing speed limit is a statutory 50 km/h. There is an existing "No Parking Anytime" prohibition on both sides of Bradwick Drive from North Rivermede Road to and including the cul-de-sac. The area is shown in Attachment No.1.

A business (Asprials Athletic) requested a change in the "No Parking Anytime" prohibition. The concern is that parents can not park their vehicles on the street to drop off or pick up their children after 6:00PM or on the weekends. This business is a children activities centre and is busy after school and on the weekends. Engineering Service staff reviewed the location and scheduled necessary studies for this matter.

Utilizing Automatic Traffic Recorders (ATR's), staff collected traffic volume data and vehicle classification from November 14, 2007 to November 19, 2007. The unit was installed at #9/#10 Bradwick Drive - 80 metres of east of North Rivermede Road. The results have been summarized in the following chart:

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Direction	Time Period	Thursday		Friday		Saturday		Sunday	
		Number of Vehicles	Number of Trucks	Number of Vehicles	Number of Trucks	Number of Vehicles	Number of Trucks	Number of Vehicles	Number of Trucks
Eastbound	00:00-24:00	387	51	317	53	162	6	58	0
	00:00-06:00 and 18:00-24:00	59	5	31	5	4	0	5	0
Westbound	00:00-24:00	383	39	297	48	169	5	65	2
	00:00-06:00 and 18:00-24:00	75	6	37	1	8	0	9	0

Based on the data, the volume of traffic was very low on the weekend and relatively low between the hours of 6:00AM to 6:00PM weekdays. Specifically, the truck traffic volume is extremely low on the weekends and after 6:00PM on weekdays on the roadway.

On April 17, 1989, Vaughan Council approved a “No Parking Anytime” by-law (By-law 153-89) on both sides of Bradwick Drive from North Rivermede Road to and including the cul-de-sac. The justification at that time was that parked vehicles created a safety issue for through traffic, and also interfered with delivery truck and large tractor trailer movements.

Due to the low truck traffic volume during the evening and weekend hours and overall traffic volumes, staff would recommend the removal of the existing "No Parking Anytime" prohibition on both sides of Bradwick Drive from North Rivermede Road to and including the cul-de-sac; and recommend the installation of "No Parking" (6:00AM-6:00PM, Mon-Fri) prohibition. This prohibition with the new time period will allow parents to park on the roadway with minimal impact on the traffic operation during these time periods and to drop off and pick up their children safely.

There have been no reported vehicle collisions on this section of Bradwick Drive from January 2005 to December 2006, the last year for which collision data is available.

Relationship to Vaughan Vision 2020

Enhance and Ensure Community Safety, Health and Wellness – To advocate for, protect and enhance community safety, health and wellness through education, design and enforcement.

This report is consistent with the priorities previously set by Council.

Regional Implications

Not Applicable.

Conclusion

Based on staff’s review, it is recommended that the existing "No Parking Anytime" prohibition be rescinded and the "No Parking" (6:00AM-6:00PM, Mon-Fri) prohibition be implemented on both sides of Bradwick Drive from North Rivermede Road to and including the cul-de-sac.

Enforcement Services Department have been advised of the change and will adjust enforcement activities accordingly on Bradwick Drive.

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EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 11, CW Report No. 27 – Page 3

Attachments

1. Location Map

Report prepared by:

David Fan, Traffic Analyst, Ext. 3109

Mike Dokman, Supervisor Traffic Engineering, Ext. 3118

DF:mc

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 12, Report No. 27, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 26, 2008, as follows:

By approving the draft procedural by-law contained in the memorandum from the Solicitor, dated May 26, 2008;

By approving Clause 2) 2. of the Committee of the Whole recommendation; and

By receiving the report of the Commissioner of Legal and Administrative Services and City Solicitor, dated May 20, 2008.

12 **CITY OF VAUGHAN PROCEDURAL BY-LAW #400-2002, AS AMENDED**
PROPOSED AMENDMENTS

The Committee of the Whole recommends:

- 1) That this matter be referred to the Council meeting of May 26, 2008 for staff to provide additional information addressing Members of Council's comments;
- 2) That the draft Procedure By-Law be amended as follows:
 1. Replace the words "by lot randomly" in sub-section 3.6 (5) with "in alphabetical order";
 2. Replace the words "the City Manager" in sub-section 4.2 (2) with "the Acting Mayor"; and
- 3) That the deputation of Ms. Carrie Liddy, 36 Humberview Drive, Woodbridge, L4H 1B1, be received.

Recommendation

The Commissioner of Legal and Administrative Services and City Solicitor recommends:

That the proposed amendments to the City's Procedural By-law #400-2002, as amended, be approved.

Economic Impact

There is no economic impact as a result of this report.

Communications Plan

Notice has been given pursuant to Section 4(10) of the City's Notice By-law #394-2002 which requires 10 days notice of proposed amendments to the Procedural Bylaw, by listing the Item on the printed Agenda prior to the Committee of the Whole Meeting.

Purpose

The purpose of this report is to provide additional information to Council, and to recommend approval of the proposed amendments to the City's Procedural By-law.

Background - Analysis and Options

Staff recently undertook a review of the City's Procedural By-law, #400-2002, to ensure compliance with the new *Municipal Act, 2001*, S.O. 2001, c. 25, as amended ("*Municipal Act*").

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Staff also considered amendments that would clarify the meaning and application of existing sections of the City's Procedural By-law, and that would contribute to effective and efficient Council meetings.

On December 3, 2007 and February 25, 2008 Council received reports from staff concerning the proposed amendments to the Procedural By-law, and directed further reports that would take into consideration comments made regarding various aspects of the existing By-law.

On April 14, 2008, Council provided additional direction to staff, regarding amendments to the By-law which could appropriately be effected at this time. These were in relation to Deputants' ability to address the Committee of the Whole, where a Special Committee has already been addressed; the order of recorded votes; commencement time for meetings occurring prior to a Council recess; and other minor revisions of a "house-keeping" nature.

Draft By-law:

Based on Council's comments, a further proposed amended By-law has been prepared. Attached as Attachment 1 is a draft the proposed By-law substantially in the form to be amended, with proposed revisions bolded and italicized for ease of reference.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities previously set by Council. In particular, striving to use Council Meetings in the most effective manner possible is consistent with a Guiding Principles of demonstrating leadership and promoting effective governance and enhancing productivity and cost effectiveness.

Regional Implications

None.

Conclusion

It is recommended that the amendments to the Procedural By-law be approved. The required public notice has been given prior to the Meeting, in accordance with the Notice By-law. The By-law as amended herein should ensure consistent, efficient and effective use of Council public-meeting times, and the use of staff resources as determined by Council.

Attachments

Attachment 1: Procedural By-law #400-2002, consolidated, proposed amendments bolded and italicized.

Report prepared by:

Nancy Salerno
Solicitor

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 13, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

**13 RFP08-033 CITY OF VAUGHAN GENERAL INSURANCE AND
RISK MANAGEMENT SERVICES PROGRAM**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services and City Solicitor, dated May 20, 2008:

Recommendation

The Commissioner of Legal and Administrative Services and City Solicitor, in consultation with the Director of Purchasing Services and Manager of Special Projects, Licensing & Permits-Risk Management recommends:

1. That the RFP be awarded to Frank Cowan Company Limited to provide General Insurance and Risk Management Services for the period of July 1, 2008 to June 30, 2009 for an annual premium for insurance at \$1,283,677 plus applicable taxes.
2. That the City Clerk be authorized to renew the said contract on a year to year basis for a maximum period of two years depending upon quality of service, mutual agreement and annual premium negotiations.
3. That the Mayor and Clerk be authorized to sign the necessary documents.

Economic Impact

None – Sufficient monies have been budgeted to cover the cost of insurance for the 2008-2009 period.

Communications Plan

None

Purpose

The purpose of this report is obtain Council authorization to award a contract to Frank Cowan Company Limited to provide General Insurance and Risk Management Services for an annual premium of \$1,283,677 plus applicable taxes.

Background - Analysis and Options

At the Council meeting of November 26, 2007, the City Clerk was directed to issue a Request for Proposal for the City's insurance coverage. In addition, the Clerk was authorized to retain the services of a consultant to review insurance submissions.

A Request For Proposal RFP-08-033 for General Insurance and Risk Management Services Program was advertised in the Vaughan Citizen, on the Ontario Public Buyers Association web site, and on the Electronic Tendering Network (ETN) on February 21, 2008 with a closing of 3:00 p.m. April 03, 2008. Two addendums were issued to clarify queries and questions. A total of nine (9) companies picked up the proposal. Three (3) proposals were received from, Frank Cowan Company Limited, BFL Ontario Inc. and Gallagher Lambert Group.

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The three proposal submissions were evaluated by the City's Selection Committee on April 17, 2008. The Committee consisted of City Staff and an independent risk management and insurance consulting firm, engaged by the City to assist in the process. The proponents' proposals were examined and evaluated using the following criteria pre-established by the City provided in the RFP package.

Product - 35 points
Meeting the Request for Proposal Specifications
Scope of Coverage
Enhancements

Services - 20 points
Insurance Administration
Risk Management
Claims Management

Qualifications - 20 points
Proponent Experience
Team Expertise
Financial Stability of Insurers

Price - 25 points
Annual Cost
Added Value

Frank Cowan Company Limited was identified as the highest scorer and best qualified to carry out the contract, based on the Committee's evaluation of the proposal submissions. It was concluded that it would be in the best interest of the City to retain Frank Cowan Company Limited as its insurance provider for the period of July 1, 2008 to June 30, 2009. The proposal submitted by Frank Cowan Company Limited sets an annual premium for insurance at \$1,283,677 plus applicable taxes.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set by Council ensuring long term financial stability with respect to insurance services.

Regional Implications

None

Conclusion

It is recommended that the contract for the City's insurance coverage be awarded to Frank Cowan Company Limited for the period of July 1, 2008 to June 30, 2009 for an annual cost of \$1,283,677 plus applicable taxes, with two, one year extensions subject to performance and negotiation of premiums.

Attachments

N/A

Report prepared by:

Joseph A.V. Chiarelli
Manager Special Projects Licensing & Permits
Insurance-Risk Management

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 14, Report No. 27, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 26, 2008, as follows:

By approving the following:

1. **THAT Site Development File DA.07.041 (R. Cellupica & S. Antonangeli - Bell Mobility Inc.) BE APPROVED, subject to the following:**
 - a) **that prior to the issuance of a Building Permit:**
 - i) **the final site plan and elevation plan shall be approved to the satisfaction of the Development Planning Department; and,**
 - ii) **all requirements of PowerStream Inc. shall be satisfied;**

By approving that the site be developed in a flagpole design noted as option 1 in the written submission from Mr. Stephen J. D'Agostino, Thomson Rogers, Barristers and Solicitors, Suite 3100, 390 Bay Street, Toronto, M5H 1W2, dated May 23, 2008;

By receiving the report of the Commissioner of Planning, dated May 20, 2008; and

By receiving the confidential memorandum from the Solicitor/Litigation, dated May 23, 2008.

14

**SITE DEVELOPMENT FILE DA.07.041
R. CELLUPICA & S. ANTONANGELI - BELL MOBILITY INC.**

The Committee of the Whole recommends:

- 1) That this matter be referred to the Council meeting of May 26, 2008, to provide an opportunity for Bell Mobility to contact the applicant to consider the option of using a flag pole style telecommunications tower for this site; and
- 2) That the deputation of Mr. Stephen D'Agostino, Thomson, Rogers, 390 Bay Street, Suite 3100, Toronto, M5H 1W2, on behalf of Bell Mobility, and document submitted, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.041 (R. Cellupica & S. Antonangeli - Bell Mobility Inc.) BE APPROVED, subject to the following:
 - b) that prior to the issuance of a Building Permit:
 - i) the required variances to the Zoning By-law be obtained from the Committee of Adjustment, and shall be final and binding;
 - ii) the final site plan and elevation plan shall be approved to the satisfaction of the Development Planning Department; and,
 - iii) all requirements of PowerStream Inc. shall be satisfied.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

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Purpose

Bell Mobility has submitted a Site Development Application on the subject lands shown on Attachment #1, to permit the construction of a 45 m high monopole-style telecommunications antenna tower (having a width of 0.914 m at the base and 0.61 m at its top - Attachment #4) and associated equipment shelter (approximately 3.15 m x 3.15 m and 3.2 m high - Attachment #3), on lands to be leased from R. Cellupica & S. Antonangeli, within a 37.3 m² compound, as shown on Attachment #2.

Background - Analysis and Options

The City has adopted a protocol for establishing telecommunication tower/antenna facilities, and as a result of this protocol, those facilities which are not exempt from municipal approval must be subject to an application to the City to have the proposal reviewed and assessed in light of this protocol. In accordance with the Protocol, the proposed 45 m high monopole telecommunications tower exceeds the 16.6 m height exemption, and therefore, requires consideration by Vaughan Council.

The protocol requires tower/antenna facilities that are located within 120 m of a residential area to undertake a Public Information Meeting, and to report back to the City with the name of the attendees and the outcome of the meeting. The subject lands are located within an industrial area, and therefore, no Public Information Meeting is required.

The Development Planning Department is currently reviewing the City's Telecommunications Protocol in light of Industry Canada's revised procedures for installing radio communication and broadcasting systems, which took effect on January 1, 2008. The Region of York is also reviewing its Telecommunications Protocol and will be meeting with area municipal Planning Departments (including Vaughan) and industry stakeholders to update its Protocol. Upon completion of these consultation meetings, a revised City Protocol will be provided for Council's consideration and adoption, expected in Fall 2008.

Location

The subject lands are situated at 30 Saramia Crescent which is located northeast of Jane Street and Langstaff Road, being Block 13 on Plan 65M-2537, in Part of Lot 11, Concession 4, City of Vaughan, as shown on Attachment #1.

Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan). The proposed monopole telecommunications tower use conforms to the Official Plan.

Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88. The City's Building Standards Department advises that the tower is considered to be a structure and the equipment shelter is considered to be building under the Ontario Building Code Act, thereby requiring a Building Permit. They also advise that the required setbacks for the EM1 Zone would apply to the equipment shelter in accordance with Section 3.10 "Public Use", therefore requiring the following exceptions to By-law 1-88:

1. a rear yard setback (west) of 3.6 m, whereas 12 m is required; and,
2. an interior side yard setback of 0.35 m (south), whereas 6 m is required.

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The applicant will be required to obtain these variances to By-law 1-88 from the Committee of Adjustment, which must be final and binding, prior to the issuance of a Building Permit by the Building Standards Department.

Telecommunications Tower & Equipment Shelter Design

The 45 m high tower and equipment shelter (Attachments #4 and #3) are proposed to be located at the southwest corner of the subject lands, within a 37.3 m² fenced compound, which is protected by three steel concrete filled bollards to protect the proposed structures. The diameter of the proposed tower ranges from 0.914 m at its base to 0.61 m at its top.

The associated walk-in equipment shelter (Attachment #3) is 3.15 m wide X 3.15 m deep X 3.2m high. All hydro requirements to service the equipment shelter for the telecommunications tower must be to the satisfaction of PowerStream Inc.

The Development Planning Department has reviewed the proposed equipment shelter enclosure (Attachment #3) and monopole tower (Attachment #4) and is of the opinion that a 45 m (147.6 ft.) tall tower, located within the City's employment area, can be supported as a taller tower would provide signal coverage to a larger area and reduce the need for additional antenna/tower facilities. Bell Mobility has provided a letter dated April 30, 2008, advising that this height is required in order for the signal to relay to towers in the area, which would otherwise drop-off at a lower elevation, and require the development of another tower or towers. They advise that the proposed tower at 45 m would reduce the need for future Bell Mobility towers in the immediate area by at least one tower in the foreseeable future. Furthermore, a taller tower would allow another carrier to co-locate on this tower. It is likely, however, that a larger tower girth and foundation would be required to accommodate another carrier.

The Development Planning Department has no objection to the proposed equipment shelter and 45m tall monopole tower, and is satisfied with the site layout.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York Planning Department is reviewing its Telecommunications Protocol and will be meeting with area municipal Planning Departments (including Vaughan) and industry stakeholders to update its Protocol, in light of Industry Canada's revised procedures for installing radio communication and broadcasting systems, which took effect on January 1, 2008.

Conclusion

The Development Planning Department has reviewed the proposed Site Development Application in accordance with the Official Plan and Zoning By-law, and the City's Telecommunications Protocol for establishing telecommunication tower/antenna facilities. The development of a 45m high monopole antenna structure and associated equipment shelter and the proposed placement on the site, are considered to be acceptable, subject to obtaining the required variances to By-law 1-88, from the Committee of Adjustment, which must be final and binding. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the recommendations in this report.

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Attachments

1. Location Map
2. Bell Mobility Inc. Site Plan
3. Elevations- Proposed Bell Shelter
4. Elevations- Proposed Monopole Telecommunications Antenna

Report prepared by:

Arto Tikiryan, Senior Planner, ext. 8212

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 15, Report No. 27, of the Committee of the Whole, which was considered by the Council of the City of Vaughan on May 26, 2008, was dealt with by approving:

That this matter be referred to the Committee of the Whole meeting of June 3, 2008, to allow Councillor Carella to submit an alternate name for Street "B".

15

**STREET NAME APPROVAL
SITE DEVELOPMENT FILE DA.07.066
DUNPAR DEVELOPMENTS INC.**

The Committee of the Whole recommends:

- 1) That the following street names for Site Development File DA.07.066 (Dunpar Developments Inc.) as shown on Attachment #2, be approved, pending verification from the Regional Municipality of York:

Street 'A'	Powesland Crescent
Street 'B'	Patterson Lane
Street 'C'	Nease Way

- 2) That the following report of the Commissioner of Planning, dated May 20, 2008, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the following street names for Site Development File DA.07.066 (Dunpar Developments Inc.) as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Phoenix Crescent
Street 'B'	Gage Lane
Street 'C'	Huxley Lane

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Background – Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Kipling Avenue, south of Langstaff Road, in Lot 9, Concession 7, City of Vaughan.

The applicant has submitted street names for approval. The Planning Department for the Region of York does not have any objections to the proposed names.

The Vaughan Fire Department and Development Planning Department have also reviewed the proposed street names, which are considered to be satisfactory.

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The proposed common element road system will be considered through a condominium application, and will be privately owned by the condominium corporation.

Relationship to Vaughan Vision 2020

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Vitality”.

Regional Implications

The proposed street names are acceptable to the Region of York.

Conclusion

The Development Planning Department has no objection with the proposed street names for Site Development File DA.07.066.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

Jack McAllister, Senior GIS Technician, ext. 8209

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 16, Report No. 27, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 26, 2008, as follows:

By approving the recommendation contained in the report of the Commissioner of Planning, dated May 20, 2008; and

By receiving the memorandum from the Commissioner of Planning, dated May 23, 2008.

16 **DRAFT PLAN OF CONDOMINIUM FILE 19CDM-08V01
9000 KEELE STREET INC.**

The Committee of the Whole recommends that this matter be referred to the Council meeting of May 26, 2008, for staff to provide a report addressing Members of Council's comments.

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium File 19CDM-08V01 (9000 Keele Street Inc.) BE APPROVED, subject to the conditions set out in Attachment #1.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

The Owner has submitted a Draft Plan of Condominium on the subject lands shown on Attachment #2, consisting of an existing two-storey, 176 unit public storage use building (Building "D"), with a total gross floor area of 2,870.87m² (Attachment #3).

Background - Analysis and Options

The subject lands shown on Attachment #2 are located on the west side of Keele Street, south of Rutherford Road (9000 Keele Street), in Part of Lot 14, Concession 4, City of Vaughan.

The overall development of the subject lands received site plan approval (File DA.04.058) from Council on June 8, 2005. Phase 1 (Buildings A-C) received draft plan of condominium approval (File 19CDM-05V08) from Council on September 18, 2006 and was registered as York Region Standard Condominium Plan No. 1098. The draft plan of condominium (Building D) shown on Attachment #3 represents Phase 2.

Official Plan and Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which provides for opportunities for industrial, business and civic uses. The draft plan of condominium conforms to the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, which permits industrial uses. The draft plan of condominium complies with the provisions of By-law 1-88.

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Site Development

The 2.33ha site has 179m frontage on Keele Street and a depth of 130m. The site has three accesses consisting of one right-in/right-out access on Keele Street, and two full-movement accesses via a private driveway located along the south property line to Keele Street. Three irregular shaped buildings (A, B and C) are located on the east side of the site, two of which face Keele Street (B and C), with the remaining building facing the private driveway. Building "D" is located in the westerly portion of the site, and consists of public storage units. A total of 203 parking spaces will serve the entire property (Phases 1 and 2), including 6 spaces for disabled persons. The Draft Plan of Condominium (Phase 2) is in accordance with the approved Site Plan File DA.04.058.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York has reviewed the proposed condominium plan and has no objections to its approval.

Conclusion

The draft plan of condominium is consistent with the approved site plan (File DA.04.058). The Development Planning Department has no objections to approval of the Draft Plan of Condominium (Phase 2), subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Condominium 19CDM-08V01

Report prepared by:

Christina Napoli, Planner, ext. 8483
Arto Tikiryan, Senior Planner, ext. 8212

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 17, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

17

**ZONING BY-LAW AMENDMENT FILE Z.07.056
ROCCO BUSIELLO
REPORT #P.2008.8**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated May 20, 2008:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.07.056 (Rocco Busiello) BE APPROVED, specifically to amend By-law 1-88 for the subject lands shown on Attachment #1, to extend the following existing temporary commercial uses, currently permitted by Temporary Use By-law 264-2005, which will expire on September 26, 2008, for an additional maximum period of 3 years within the A Agricultural Zone:
 - i) Business or Professional Office;
 - ii) Photography Studio;
 - iii) Service or Repair Shop; and,
 - iv) Retail uses restricted to the sale of patio furniture, office furniture, crafts/pottery and antiques.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On February 8, 2008, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands, and to the Millwood Woodend Ratepayers' Association. No written comments were received by the Development Planning Department through the circulation. The recommendation of the Committee of the Whole to receive the Public Hearing report of March 3, 2008, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on March 31, 2008.

Purpose

The Owner has submitted a Zoning By-law Amendment application on the subject lands shown on Attachment #1, specifically to extend the existing temporary uses, currently permitted by Temporary Use By-law 264-2005, for an additional maximum period of 3 years. By-law 264-2005 permits the following temporary commercial uses on the subject lands within the A Agricultural Zone:

- i) Business or Professional Office;
- ii) Photography Studio;
- iii) Service or Repair Shop; and,
- iv) Retail uses restricted to the sale of patio furniture, office furniture, crafts/pottery and antiques.

By-law 264-2005 also prohibits outside storage, and provides for a minimum 9 m wide landscaping strip abutting Major Mackenzie Drive, and a minimum of 44 parking spaces, on the property. By-law 264-2005 will expire on September 26, 2008.

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Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the north side of Major Mackenzie Drive and west of Weston Road, municipally known as 4040 Major Mackenzie Drive, in Part of Lot 21, Concession 6, City of Vaughan. The subject lands shown on Attachment #2 have frontage of 100.28 m on Major Mackenzie Drive, and an overall site area of 4.3 ha with the temporary commercial uses located on the southerly 1.58 ha of the subject lands. There is an existing commercial building with a floor area of 1,155 m² located on the easterly portion of the subject lands and an existing residential dwelling unit on the westerly portion, as shown on Attachment #2.

The subject lands are designated “Low Density Residential”, “Medium Density Residential/Commercial” and “District Park” by OPA #600, as shown on Attachment #3. The subject lands are zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(1058). The surrounding land uses are shown on Attachment #1.

Land Use Policies/Planning Considerations

a) Official Plan

The Official Plan designates the subject lands shown on Attachment #3 as “Low Density Residential”, “Medium Density Residential/Commercial” and “District Park” by OPA #600, with the land uses further refined in the Block 40 South Plan. On April 24, 2006, Council approved the Block 40 South Plan shown on Attachment #4, subject to conditions. OPA #600 provides policies to permit temporary uses within future planning communities, subject to conditions, such as the temporary uses being less intensive than the planned use, not requiring intensive capital investment, not requiring municipal water and sanitary services, and not conflicting with the planned development and road pattern.

On December 2007, Zoning By-law Amendment File Z.07.061 and Draft Plan of Subdivision File 19T-07V06 (Majormack Investments Inc., 4074 MM Inc., and M3DC Capital Corporation) were submitted on the subject lands and the adjacent lands to the west (4074 Major Mackenzie Drive) as shown on Attachment #1, to facilitate a proposed draft plan of subdivision consisting of a total of 148 units comprised of detached, semi-detached and street townhouse units, an elementary school block, and stormwater management pond uses. Specifically, for the subject lands, Zoning By-law Amendment File Z.07.061 and Draft Plan of Subdivision File 19T-07V06 propose to provide detached, semi-detached and street townhouse units. These applications were considered at the Public Hearing on February 19, 2008, and the recommendation of the Committee of the Whole to receive the Public Hearing report, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on February 25, 2008.

The subject lands shown on Attachment #2 are comprised of a 1,155 m² concrete building for the temporary commercial uses, along with 44 parking spaces and a detached residential dwelling, which are both serviced by private well for water and private septic system for sanitary. The commercial building is of a temporary nature, with limited capital investment in both the commercial building and site. The proposal to extend the temporary uses for an additional maximum period of 3 years can be supported, as the proposal is in accordance with the temporary use provisions of the Official Plan and extends uses that already exist on the site. In addition, the draft plan of subdivision application submitted on the subject land clearly demonstrates the intent to redevelop these lands in accordance with the Block 40 South Plan, and therefore, the proposed uses are temporary in nature.

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b) Zoning

The extension of the temporary uses can be supported for the subject lands shown on Attachment #2, in consideration of the ultimate development of the subject and westerly adjacent lands through the related Zoning By-law Amendment (File Z.07.061) and Draft Plan of Subdivision (File 19T-07V06) applications, which require servicing infrastructure, and must be constructed, prior to the allocation of any water supply and sanitary sewer capacity, should these latter applications be approved. The targeted timing for the completion of the required expansion to the wastewater facility at the Duffin Creek Water Pollution Control Plant is not expected until the fourth quarter of year 2010, and the completion of the sewer project for the York-Durham Servicing Scheme (YDSS) Flow Control Structures is not expected until the third quarter of year 2009. The extension of the temporary uses up to a maximum of 3 years, which is expected to be the last extension, would result in the expiration of the temporary uses in the year 2011, should the temporary by-law be approved, and allow the development of the ultimate planned uses, through the related Zoning By-law Amendment (File Z.07.061) and Draft Plan of Subdivision (File 19T-07V06) applications.

The temporary by-law would extend the following temporary commercial uses, together with the requirement to provide a minimum of 44 parking spaces and a 9 m wide landscaping strip abutting Major Mackenzie Drive, which are currently permitted in By-law 264-2005, on the subject lands within the A Agricultural Zone:

- Business or Professional Office;
- Photography Studio;
- Service or Repair Shop; and,
- Retail uses restricted to the sale of patio furniture, office furniture, crafts/pottery and antiques.

The proposal to extend the temporary uses for an additional maximum period of 3 years can be supported as the use is of a temporary nature, and the Block 40 South Plan and the related Zoning By-law Amendment and Draft Plan of Subdivision applications contemplate the final uses for the subject lands.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Vitality”.

Regional Implications

The Region of York has no objections to the proposal for temporary uses, as the future ultimate development of the property will be subject to further review through the related Zoning By-law Amendment (File Z.07.061) and Draft Plan of Subdivision (File 19T-07V06) applications.

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment File Z.07.056 (Rocco Busiello) to extend the existing temporary uses, currently permitted by Temporary Use By-law 264-2005, which expires on September 26, 2008, for an additional maximum period of 3 years. The proposed uses will continue to operate from the existing 1,155m² commercial concrete building shown on Attachment #2.

The subject zoning application to permit the temporary uses, within a future planned community, are less intensive than the ultimate planned urban uses, do not require intensive capital investment, do not require municipal water and sanitary services, and do not conflict with the

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planned development and road pattern, and is therefore in accordance with the temporary use policies of the Official Plan. The temporary uses can be supported as the Block 40 South Plan has been approved by Council, subject to conditions, and the related applications for Zoning By-law Amendment (File Z.07.061) and Draft Plan of Subdivision (File 19T-07V06) (Majormack Investments Inc., 4074 MM Inc., and M3DC Capital Corporation) have been submitted on the subject lands and the adjacent westerly lands to facilitate the ultimate development of these lands for a subdivision consisting of a total of 148 units comprised of detached, semi-detached and street townhouse units, an elementary school block, and stormwater management pond uses.

On this basis, the Development Planning Department can support the approval of the Zoning By-law Amendment Application, in accordance with the recommendation of this report.

Attachments

1. Location Map
2. Site Plan
3. OPA #600 – Schedule “B” Vellore Urban Village 1
4. Block 40 South Block Plan

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Mauro Peverini, Senior Planner, ext. 8407

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 18, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

18

**VAUGHAN URBAN DESIGN AWARDS
FILE 14.56**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated May 20, 2008:

Recommendation

The Commissioner of Planning recommends:

THAT the following report BE RECEIVED for information purposes.

Economic Impact

The funding requirement associated with the Urban Design Awards program and gala hosting for the 2008 Urban Design Awards includes: poster design, printing, informational brochure and application form design, judges honorarium, awards, jury report design, venue, food, rentals and audio/video. The total budget for the 2008 Urban Design Awards has been allocated in the Development Planning Department approved 2008 operating budget.

Communications Plan

To promote the 2008 Urban Design Awards, City staff will advertise through posters (Attachment #1) to be placed in various public facilities throughout the City, commencing June 1, 2008. The awards gala will also be advertised on the City of Vaughan's "City Page", as well as, the corporate web site. In addition, an informational brochure and application form will be available to the building industry and design professionals when development applications are submitted.

Purpose

This report has been prepared to inform Council on the 2008 Urban Design Awards respecting the launch of the official poster design (June 1, 2008), scheduled date of the event (November 12, 2008), and confirmation on the venue for the evening (Bellagio Event Venue).

Background - Analysis and Options

The 2008 Urban Design Awards reflect the City of Vaughan's commitment to excellence and innovation in urban development.

The purpose of the Urban Design Awards is to recognize and promote local development initiatives that exemplify excellence in urban design, architecture, landscape architecture and environmental stewardship in the City of Vaughan. Award-winning projects contribute considerably to our efforts to enhance the quality of life and make the City of Vaughan a great place to live, work and play.

2008 Urban Design Awards Poster Design

The poster design and graphics for the 2008 Urban Design Awards (Attachment #1) was performed in house by staff from the Development Planning Department's Urban Design Division. Staff designed the poster based on the vision outlined in the City's Strategic Plan (Vaughan Vision 2020) that promotes diversity, innovation and opportunity for all citizens, fostering a vibrant community life that is inclusive, progressive, environmentally responsible and sustainable.

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Scheduled Date and Venue

The 2008 City of Vaughan Urban Design Awards will be held on November 12, 2008 at the Bellagio Event Venue. This years competition includes new award categories and judging criteria with an expanded jury to better recognize the wide range of projects being built in the City, to demonstrate the City's commitment to building attractive sustainable communities with appealing landscape architecture, strong identity and high quality architectural design.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

N/A

Conclusion

The poster design, new award categories, judging criteria and expanded jury for the 2008 Urban Design Awards will better meet the needs of the design industry and make way for new categories that will fully recognize the wide range of urban design projects that strengthen our communities and contribute to a better quality of living in Vaughan.

Attachments

1. 2008 Urban Design Awards Poster – COUNCILLORS ONLY

Report prepared by:

Rob Bayley, Senior Urban Designer, ext. 8254

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 19, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

19

**OFFICIAL PLAN AMENDMENT FILE OP.08.006
SITE PLAN CONTROL BY-LAW AMENDMENT FILE 12.28
CITY OF VAUGHAN
REPORT #P.2008.18**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated May 20, 2008:

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.08.006 (City of Vaughan) BE APPROVED, to amend Official Plan Amendment #200, as amended, to require Site Plan Control for new street townhouse dwellings located on public streets.
2. THAT Site Plan Control By-law Amendment File 12.28 (City of Vaughan) BE APPROVED, to amend Site Plan Control By-laws 228-2005 and 237-2007, to:
 - a) require Site Plan Control for new street townhouse developments located on public streets; and,
 - b) include reference in the Site Plan Control By-law to require a "Site Plan Letter of Undertaking" (not registered on title), and provisions authorizing the Mayor and City Clerk to sign Site Plan Letters of Undertaking, and deleting reference to "Site Plan Agreement" (and registration on title).

Economic Impact

The proposed change to apply site plan control to street townhouse (freehold) developments located on public streets will increase the revenue collected by the Development Planning Department under the authority of the Planning Applications Fee By-law 135-2007. The amount of revenue that could be generated is unknown, as it is dependent on the number of new site plan applications submitted for street townhouse developments.

Communications Plan

On April 4, 2008, a Notice of Public Hearing was advertised in the Vaughan Today, which satisfies the public notification requirements of the *Planning Act*. As of May 5, 2008, no written comments were received by the Development Planning Department. The recommendation of the Committee of the Whole to receive the Public Hearing report of May 5, 2008, and to forward a comprehensive report to a future Committee of the Whole meeting will be ratified by Council on May 12, 2008.

Purpose

On January 28, 2008, Vaughan Council adopted a new Site Plan Control Process, which requires amendments to the Site Plan Control policies contained within the City's Official Plan Amendment #200 and Site Plan Control By-laws 228-2005 and 237-2007, to implement the following changes to the Site Plan Control Process:

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- 1) apply Site Plan Control to street townhouse (freehold) dwellings located on public streets; and,
- 2) include reference in the Site Plan Control By-law to require a “Site Plan Letter of Undertaking” (not registered on title), and provisions authorizing the Mayor and City Clerk to sign Site Plan Letters of Undertaking, and deleting reference to “Site Plan Agreement” (and registration on title).

Background - Analysis and Options

On January 21, 2008, the Committee of the Whole considered a comprehensive staff report from the City Manager and the Commissioner of Planning regarding the Site Plan Control Process Review, which evaluated various options for creating a more streamlined and modernized Site Plan Control Process. On January 28, 2008, Council approved a Site Plan Control Process Model (Option 2 modified) as shown on Attachment #1. It is estimated that the modified Site Plan Control Process will take approximately 31.5 – 32.5 weeks, and can save up to 15 – 16 weeks from the existing site plan process.

The following Council approved recommendations are required to implement the new Site Plan Control Process Model (Option 2 modified), which requires amendments to the existing policies within OPA #200, as amended, and to Site Plan Control By-laws 228-2005 and 237-2007, as follows:

- 1) apply Site Plan Control to street townhouse developments located on public streets; and,
- 2) include reference in the Site Plan Control By-law to require a “Site Plan Letter of Undertaking” (not registered on title), and provisions authorizing the Mayor and City Clerk to sign Site Plan Letters of Undertaking, and deleting reference to “Site Plan Agreement” (and registration on title).

A discussion of these approved recommendations were provided in the January 21, 2008 Committee of the Whole report respecting the Site Plan Control Process Review, which is reiterated below:

1. Amend the Official Plan and Site Plan Control By-law to apply Site Plan Control to Street Townhouse (Freehold) Dwellings located on public streets.

Street townhouse dwellings located on public streets were originally subject to Site Plan Control. Following a review of the City's "Residential Design Standards" in 2001, OPA #200 was amended by OPA #553 to exempt on a City-wide basis, all residential single-detached, semi-detached and street townhouse dwellings and accessory structures from the requirements of Site Plan Control. The reinclusion of street townhouse dwellings located on public streets under Site Plan Control will ensure that this more intensive form of multi-unit dwelling type, which has the potential to impact the appearance and function of a street, can develop within the existing streetscape in terms of appropriate and co-ordinated placement of garages, landscaping, driveways and utilities. This will ensure an attractive design and compliance with approved architectural control guidelines within the community.

Through Site Plan Control, the City can ensure that the design of this more intensive dwelling type incorporates an appropriate variation in building materials, roof lines, window and door treatments, landscaping elements and streetscaping, to establish and enhance the visual appearance of the community, and to reinforce the pedestrian focus and realm through appropriate and compatible design.

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As part of the Site Plan Control Process, a landscape plan will be required for approval by the City to ensure appropriate landscaping and screening of the development from the street. Review and approval by the Control Architect for each Block Plan area will still apply, and complement the City's review and approval of this housing form through Site Plan Control.

2. Include reference in the Site Plan Control By-law to require a "Site Plan Letter of Undertaking" (not registered on title) and wording authorizing the Mayor and City Clerk to sign Site Plan Letters of Undertaking, and deleting reference to "Site Plan Agreement" (and registration on title).

The implementation of the Letter of Undertaking is modeled from the Letter of Undertaking which is being used successfully in Mississauga and Hamilton. Unlike the existing Site Plan Agreement, which can take an extended amount of time from preparation to registration on title, the proposed Letter of Undertaking in the Council approved Site Plan Control Process (Option 2 modified) is a one page document (but will include additional attachments in the form of conditions and a list of approved drawings as noted below), which is signed by the Owner, and the Mayor and City Clerk, and is not registered on title, thus resulting in time savings in the overall site plan control process. The Letter of Undertaking will require the Owner to undertake all works and construction in accordance with the approved plans, and unlike Mississauga and Hamilton, will include a list of conditions and a list of approved drawings appended to the Letter of Undertaking. It is noted that Mississauga affixes their conditions onto the approved site plan, whereas the Development Planning Department has determined it is more appropriate to attach required conditions to the one page Letter of Undertaking.

The City will be requiring a larger Letter of Credit from the Owner to secure all site plan related works on the property. A Building Permit Application will only be accepted once the Letter of Undertaking has been signed by all parties, and the securities in the form of a larger Letter of Credit and the Liability Insurance Certificate are received by the City.

Upon the amendments to the Official Plan and Site Plan Control By-law taking effect sometime in June 2008 (adoption and enactment of the implementing documents to occur at the Council meeting on May 26, 2008), if there are no appeals to the Official Plan Amendment only, the Letter of Undertaking (not registered on title) will effectively replace the existing Site Plan Agreement (and registration on title).

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York will not be a signing party to the City's Letter of Undertaking for applications abutting a Regional Road. Instead, the Region's Transportation Services Department has indicated that they will be securing their interests through their own Regional Site Plan Agreement with the Owner.

The Region of York Planning Department has confirmed that the proposed amendment to Official Plan Amendment #200 is of local significance, and is exempt from Regional approval.

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Conclusion

The Development Planning Department has reviewed the proposed amendments to OPA #200 and Site Plan Control By-laws 228-2005 and 237-2007, to improve and streamline the existing Site Plan Approvals Process. The reinclusion of street townhouse dwellings located on public roads under site plan control will ensure that the development of this more intense dwelling type will promote and reinforce the visual appearance of the streetscape within the community.

The proposed Letter of Undertaking, which is used in Mississauga and Hamilton, will replace the City's existing Site Plan Agreement, which will assist to expedite and streamline the Site Plan Control Process by minimizing the time required to finalize a Site Plan Application. The Letter of Undertaking will be signed by the Owner, and the Mayor and the City Clerk in order to bind the Corporation.

The Development Planning Department recommends approval of the above-noted amendments to Official Plan Amendment #200 and Site Plan Control By-laws 228-2005 and 237-2007, to expedite and improve the site plan control process, as directed by Council on January 28, 2008. The adoption and enactment of the implementing Official Plan Amendment and Site Plan Control By-law, respectively, will occur at the Council meeting on May 26, 2008, thereby facilitating implementation in June 2008, if there are no appeals to the Official Plan Amendment only.

Attachments

1. Approved Site Plan Control Process Model (Option 2 Modified)

Report prepared by:

Ryan Mino, Planner 1, ext. 8213

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 20, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

20

SITE DEVELOPMENT FILE DA.08.016
VALLEY MILL DEVELOPMENTS LTD.

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated May 20, 2008:

Recommendation

The Commissioner of Planning recommends:

1. THAT the revised building elevations for Building "C" as shown on Attachment #3 for Site Development File DA.08.016 (Valley Mill Developments Ltd.) BE APPROVED.
2. THAT prior to the execution of an amending Site Plan Agreement or Letter of Undertaking, whichever is in effect, the Owner shall obtain approval from the Committee of Adjustment to increase the maximum permitted building height for Building "C" as shown on Attachments #2 and #3 from 13.5 m to 17.5 m, and the Committee's decision shall be final and binding.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

The Owner has submitted a Site Development Application (File DA.08.016, Valley Mill Developments Ltd.) on the subject lands shown Attachment #1, to facilitate revised building elevations for Building "C" as shown on Attachment #3. The primary revision includes increasing the office component of Building "C" from a maximum height 13.5 m and two-storeys as originally approved by Council under Site Development File DA.05.006 (Attachment #4) to 17.5 m and three storeys as shown on Attachment #3. The revisions also include minor enhancements to the roofline and front facades to the multi-unit portions of Building "C". The new development will result in a building with a slightly smaller foot print, but with an increased gross floor area of 2,452.87 on the subject lands shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Weston Road, south of Rutherford Road, known municipally as 9101 Weston Road, City of Vaughan. On November 1, 2005, Council approved Site Development File DA.05.006 for Phase 2 of a Neighbourhood Commercial Centre comprised of 3 buildings, including one multi-unit retail building (Building "A"), a bank (Building "B") and another multi-unit building with a two-storey office component (Building "C") as shown on Attachment #4. Buildings "A" and "B" are constructed and occupied. Building "C", which is the subject of this report, is being revised to add a third floor to the approved 2-storey office component of the building, with enhancements to the building elevations as shown on Attachment #3. A Site Plan Agreement has been registered on the overall site, which must be amended to facilitate the proposed changes.

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Official Plan/Zoning By-law

The subject lands are designated “Neighbourhood Commercial Centre” by OPA #240 (Woodbridge Community Plan), as amended by OPA #345, which permits the commercial/office use.

The subject lands are zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(1166A), which permits the commercial/office use. The proposed three storeys and 17.5 m height of the office component of Building “C” exceeds the maximum permitted building height for this building of 13.5 m.

The Development Planning Department has reviewed the revised plans and has no objection to the additional 4m increase in building height as it provides additional massing and intensification on the subject lands, which has minimal impact on the surrounding land uses. If the revised elevations are approved by Council, prior to the execution of the Site Plan Agreement or Letter of Undertaking, whichever is in effect, the Owner must obtain approval from the Committee of Adjustment to increase the maximum building height for Building “C” as shown on Attachment #2, from 13.5 m to 17.5 m, and the Committee’s decision must be final and binding.

Building Design

The site plan for the subject lands is shown on Attachment #2, and includes approved Building “C”, which is “L”-shaped and located at the southeast corner of the property. The footprint of Building “C” has been reduced slightly, but maintains the same configuration as originally approved under Site Development Application DA.05.006.

The proposed elevations for Building “C” are shown on Attachment #3. The proposed building will have a constructed building height of 17.5 m at the top of the parapet for the three-storey office portion, whereas the balance of the multi-unit component of the building will have a consistent height of 7 m. The upper two storeys of the office building consists of off-white precast concrete panels with dark blue coloured glazing on all elevations. The ground floor of the multi-unit component of the building is comprised of off-white precast concrete panels with a light blue colored glazing scheme, which wraps around to a portion of the south elevation. The balance of the south and east elevations of the ground floor are comprised primarily of off-white precast concrete panels with man doors and intermittent upper level glazing. The building design utilizes raised parapets on the ground floor elevations to conceal the view of the roof-top mechanical equipment. A roof-top amenity area is also provided at the southeast corner of the building, located over the first floor of the building, and intended to serve the occupants of the office building.

The Development Planning Department is generally satisfied with the proposed building elevations, however, the off-white precast concrete panels should be revised to a colour that is more consistent with the Buildings “A” and “B” located on the balance of the site, which utilize primarily an earth tone colour scheme. The Development Planning Department will continue to work with the Owner to finalize the elevation plans shown on Attachment #3.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Vitality”.

Regional Implications

N/A

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Conclusion

The Development Planning Department is satisfied with the proposed elevations for the mixed use commercial/office building (Building “C” as shown on Attachment #3).

Attachments

1. Location Map
2. Site Plan
3. Proposed Elevations
4. Previously Approved Elevations

Report prepared by:

Eugene Fera, Planner, ext. 8064
Mauro Peverini, Senior Planner, ext. 8407

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 21, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

21

**OFFICIAL PLAN AMENDMENT FILE OP.07.008
ZONING BY-LAW AMENDMENT FILE Z.07.047
JANE-RUTH DEVELOPMENT INC.
REPORT P.2008.1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated May 20, 2008:

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.07.008 (Jane-Ruth Development Inc.) BE APPROVED, to amend OPA #626 to increase the maximum permitted residential density on the subject lands shown on Attachment #1, from 200 units/ha to 250 units/ha, thereby increasing the total number of residential units permitted on the overall subject lands from 720 to 900 units (an increase of 180 units), to facilitate the future development of the permitted fourth, 16-storey residential condominium apartment building (Building 'D') as shown on Attachment #2.
2. THAT Zoning By-law Amendment File Z.07.047 (Jane-Ruth Development Inc.) BE APPROVED, to amend site-specific Exception 9(1246) to By-law 1-88, as follows:
 - i) increase the maximum number of residential dwelling units permitted on the overall subject lands from 200 units/ha to 250 units/ha (ie. from 720 to 900 units, comprising an increase of 180 units to be allocated to Building "D");
 - ii) reduce the minimum lot area requirement from 49.9 m² per unit to 40 m² per unit; and,
 - iii) add the Holding Symbol "(H)" to the portion of the subject lands zoned RA3 Apartment Residential Zone that pertains to Building "D", until water and sanitary servicing capacity is available and allocated by Council.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On December 21, 2007, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands, and to the Maple Landing Ratepayers Association. Through this circulation, no comments have been received by the Development Planning Department.

The recommendation of the Committee of the Whole on January 21, 2008, to receive the Public Hearing report and to forward a technical report to a future Committee of the Whole meeting was ratified by Council on January 28, 2008.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachment #1, to facilitate the development of the permitted fourth, 16-storey residential condominium apartment building (Building "D") as shown on Attachment #2:

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1. An Official Plan Amendment Application (File OP.07.008) to amend OPA #626, to increase the maximum permitted density on the overall subject lands from 200 units/ha to 250 units/ha, thereby increasing the total number of residential units permitted on the subject lands from 720 to 900 units (an increase of 180 units to be allocated to Building “D”).
2. A Zoning By-law Amendment Application (File Z.07.047) to amend site-specific Exception 9(1246) to By-law 1-88, as follows:
 - i) increase the maximum number of residential dwelling units permitted on the overall subject lands from 200 units/ha to 250 units/ha (ie. from 720 to 900 units, comprising an increase of 180 units to be allocated to Building “D”); and,
 - ii) reduce the minimum lot area requirement from 49.9 m² per unit to 40 m² per unit.

Background - Analysis and Options

The subject lands are located on the northeast corner of Jane Street and Rutherford Road, in Part of Lot 16, Concession 4, City of Vaughan, as shown on Attachment #1. Buildings “A” and “B”, as shown on Attachment #2, are currently under construction. The site plan application for Building “C” has been approved. The surrounding land uses are shown on Attachment #1.

Planning Considerations

Places to Grow

The Provincial Places to Grow Plan promotes growth in built-up areas through compact and transit supported communities. The subject lands are currently approved to permit high density residential in four condominium apartment buildings. The subject lands are serviced by York Region Transit (YRT), including two bus pads, one each along Rutherford Road and Jane Street, which are in close proximity to the YRT Transit Terminal at Vaughan Mills Mall. The proposal to increase the density and corresponding reduction to the minimum lot area per dwelling unit, to allow for the development of Building “D”, is consistent with and will continue to meet the policies of the Plan.

Provincial Policy Statement

The Provincial Policy Statement (PPS) includes policies that encourage residential intensification, densities that make more efficient use of land and public infrastructure, and facilitates public transit supportive development, and the provision of a full range of housing types. The proposal to increase the density and corresponding reduction to the minimum lot area per dwelling unit, to allow for the development of Building “D”, is consistent with and will continue to meet the goals and objectives of the PPS.

Region of York Official Plan

The Region of York Official Plan designates the subject lands as an “Urban Area”, which are described as areas of diversity, that promotes economic activity and are transit supportive. The Regional Plan establishes various objectives within “Urban Areas”, including the need to promote a transit supportive urban structure that includes compact development, and a broad mix and range of housing including different housing forms, types and tenures to satisfy the needs of the Region’s residents. The Regional Plan identifies that the housing stock in the Region is primarily detached units. The housing market is faced with demands for a broader variety of housing forms to meet the needs of different kinds of households. The proposed condominium apartment

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development provides intensification at Jane Street and Rutherford Road that is transit supportive. The proposal to permit an increase in density and corresponding reduction to the minimum lot area per dwelling unit is consistent with the goals and objectives of the Regional Plan.

City Official Plan

The site is subject to the Vaughan Centre Secondary Plan as defined by OPA #600, and as amended by site-specific OPA #626, which was approved by the Ontario Municipal Board (OMB) on April 19, 2005 as part of Decision Order 0982. OPA #626 designates the subject lands "High Density Residential/Commercial", and facilitates the high density residential apartment development on the property. A discussion of the density is provided below.

a) Density

The site plan concept considered and approved by the OMB included four, 16-storey buildings organized around an internal road connecting Rutherford Road to Jane Street. The OMB approval of OPA #626 limits the overall density on the site at 200 units/ha, based on a site area of 3.604 hectares, thereby yielding 720 units on the subject lands. The Owner has designed the first three buildings with smaller units than originally anticipated. The Owner has obtained site plan approval for Buildings "A" and "B" (currently under construction) and Building "C" (approved by Vaughan Council in November 2007), with the following number of units:

Building "A"	236 units
Building "B"	228 units
Building "C"	225 units
Total	689 units

As a result, only 31 units (720 – 689) remain available under the current Official Plan permission for the fourth permitted building (Building "D") on the subject lands. These remaining number of units are proposed to be included with the additional 180 units that would result by increasing the maximum density from 200 units/ha to 250 units/ha to facilitate the future Building "D" within the approved 16-storey building limit established by the Official Plan and Zoning By-law. The total proposed number of residential units in Building "D" would be 211 units (180 + 31).

The proposed increase in density can be supported by the Development Planning Department as the proposal supports the Provincial and Regional policy initiatives respecting intensification, and the 50 unit/ha increase represents an additional 180 residential units, which can be accommodated within the 16-storey building limit established by the Official Plan and Zoning By-law.

Zoning

The subject lands are zoned RA3 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1246), as approved by the OMB in Decision Order 2494, issued on September 23, 2005. The Owner has submitted a Zoning By-law Amendment Application (File Z.07.047) to:

- a) increase the maximum number of residential dwelling units located on the subject lands from 200 units/ha to 250 units/ha; and
- b) reduce the minimum lot area requirement from 49.9 m² per unit to 40 m² per unit.

As noted above, Buildings "A" and "B" are under construction and Building "C" is site plan approved. The future development of Building "D" does not have water and sewage servicing

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allocation. The Owner intends to submit a site development application in the near future for Building “D”, at which time the availability of water and sanitary servicing capacity for the proposal can be identified and allocated by Council, if approved.

On March 31, 2008, Vaughan Council approved the City’s Servicing Capacity Allocation Distribution Protocol of which 250 units were identified in the Priority 3 Schedule with respect to the assignment of future servicing capacity for the Jane Ruth lands. As a result, a Holding Symbol “(H)” must be added to the portion of the subject lands pertaining to Building “D”, which can only be removed upon such time as water and sanitary servicing capacity is available and allocated by Council.

The Development Planning Department can support the proposed Zoning By-law Amendment File Z.07.047, as the amendment supports the Provincial and Regional policy initiatives respecting intensification and the broadening of the housing supply in the community that is transit supportive. In addition, the amendment will facilitate a development that is consistent with the approved high density residential use of the subject lands for four permitted residential condominium apartment buildings, including the 16-storey building limit established for Building “D” by the Official Plan and Zoning By-law.

Traffic Impact

The Vaughan Engineering Department concurs with the overall study and methodology and accepts the findings of the Traffic Impact Study prepared by Paul Hill Consulting in support of the proposed amendments to the Official Plan and Zoning By-law for increased density on the subject lands. The Study indicated that the roads and intersection in the vicinity of the site are currently operating at an acceptable level of service. The subject site will generate moderate levels of new trips, and the planned road improvements and those required specifically for the proposed development will accommodate trips to and from the development for the year 2012 horizon. Furthermore, the Region of York Transportation Services Department, in a memorandum dated March 13, 2008, stated they have no objections to the proposal.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has no concerns with the proposal as the request to increase the density within the approved building locations on the subject lands does not appear to directly affect the interests of the TRCA. The TRCA advises that they will provide site plan comments on the future Site Development Application for Building “D”.

Canadian National Railway

Canadian National Railway (CNR) has no concerns or objections to the proposed Official Plan and Zoning By-law Amendment.

School Boards

The York Catholic District School Board and the York Region District School Board have no comments or objections to the proposed increase in density.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Vitality”.

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Regional Implications

The Region of York has no objection to the proposed official plan amendment, and has exempted the application from Regional approval.

Conclusion

The Development Planning Department has reviewed the applications to amend the Official Plan and Zoning By-law in accordance with the applicable policies of the Provincial Policy Statement, Places to Grow Plan, the Regional and Municipal Official Plans, and the area context. The proposed increase in density and the corresponding reduction to the minimum lot area requirement affecting the overall subject lands, but specifically affecting Building “D”, is consistent with the Provincial and Regional initiatives respecting intensification. The amendments will also facilitate a development that is consistent with the approved high density residential use of the subject lands for the four permitted residential condominium apartment buildings, including the 16-storey building limit established for Building “D” by the Official Plan and Zoning By-law. Accordingly, the Development Planning Department can support the approval of the Official Plan and Zoning By-law Amendment applications.

Attachments

1. Location Map
2. Context Plan

Report prepared by:

Stephen Lue, Planner, ext. 8210
Mauro Peverini, Senior Planner, ext. 8407

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 22, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

22

**OFFICIAL PLAN AMENDMENT FILE OP.08.004
ZONING BY-LAW AMENDMENT FILE Z.07.011
SITE DEVELOPMENT FILE DA.07.046
1556615 ONTARIO LTD.
REPORT #P.2007.21**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 20, 2008, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.08.004 (1556615 Ontario Ltd.) BE APPROVED, to amend OPA #350 (Maple Community Plan), as amended by OPA #629, to increase the number of residential units permitted on the subject lands shown on Attachment #1, from 35 to 95, and to decrease the ground floor area dedicated to commercial/retail uses from 1,375 m² to 1,073 m², to facilitate a proposed 3-storey mixed use building, as shown on Attachment #3.
2. THAT the Ontario Municipal Board be advised that Council endorses the approval of Zoning By-law Amendment File Z.07.011 (1556615 Ontario Ltd.), to amend the C4 Neighbourhood Commercial Zone standards in site-specific Exception 9(1171) of By-law 1-88, to facilitate the development of the subject lands shown on Attachment #1, for a 3-storey, 10,892 m² mixed use commercial and residential building, as shown on Attachment #3, as follows:
 - a) increase the maximum permitted number of residential units from 35 to 95 units;
 - b) reduce the minimum required number of parking spaces from 222 to 174 spaces;
 - c) reduce the minimum required amenity area from 4,840 m² to 3,270 m²;
 - d) reduce the minimum required driveway access width (Keele Street entrance) from 7.5 m to 6.9 m;
 - e) reduce the minimum required interior side yard setback (east property line) to the proposed gazebo structure from 11.0 m to 3.1 m;
 - f) amend the building envelopes for the proposed building with the following exceptions:
 - i) an increase to the minimum required front yard setback (McNaughton Road) from 0.8 m to 2.5 m;
 - ii) an increase to the minimum required exterior side yard setback (Keele Street) from 1.0m to 1.5 m;
 - iii) a reduction to the minimum required yard setback (south property line) from 10.0 m to 8.5 m;
 - iv) a reduction to the minimum required interior side yard setback (to east property line) from 18 m to 14.9 m; and,
 - v) an increase to the minimum setback to a sight triangle (McNaughton Road and Keele Street) from 0.0 m to 0.6 m.

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3. THAT the Ontario Municipal Board be advised that Council endorses the approval of Site Development File DA.07.046 (1556615 Ontario Ltd.), subject to the following conditions:
 - a) that prior to the execution of the site plan agreement or letter of undertaking, whichever is in effect:
 - i) the final site plan, landscaping plan and cost estimate, building elevations, and the brick and colour samples shall be to the satisfaction of the Development Planning Department;
 - ii) the final building floor plans with the details of the tri-sort waste and recycling collection system be to the satisfaction of the Development Planning Department and Public Works Department;
 - iii) the final site servicing and grading plan, stormwater management report, external lighting plan and noise report shall be to the satisfaction of the Engineering Department;
 - iv) the Owner shall submit a detailed parking plan identifying on-site demarcation of tenant, visitor and commercial parking spaces and the proposed method of controlling access to each, to the satisfaction of the Development Planning Department and Engineering Department;
 - v) the Owner shall satisfy all hydro requirements of PowerStream Inc;
 - vi) the Owner shall satisfy all requirements of the Region of York Transportation Services Department;
 - vii) the owner shall obtain a Heritage Permit from Heritage Vaughan through the Cultural Services Division, and shall continue to work with Cultural Services Staff to resolve any other issues; and,
 - viii) the implementing Zoning By-law shall be in full force and effect;
 - b) that the site plan agreement or letter of undertaking, whichever is in effect, include the following provisions:
 - i) “For residential development, the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to a fixed rate prior to the issuance of a Building Permit in accordance with the Planning Act and the City’s Cash-in-lieu Policy, and 2% shall be paid for the commercial component in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands, for the commercial component prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment”;
 - ii) a clause requiring the Owner to pay a one time dollar amount, to be determined by the Development Planning Department in consultation with the Parks and Forestry Operations Department, respecting the maintenance of any enhanced landscaping or features other than tree planting on the Regional Road right-of-way; and,
 - iii) the appropriate clause(s) requiring the Owner to implement all recommendations of the approved noise study.

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4. THAT City Staff and Solicitor attend the Ontario Municipal Board (OMB) Pre-Hearing and/or full Hearing in support of the approval of Zoning By-law Amendment File Z.07.011 and Site Development File DA.07.046, and if required, Official Plan Amendment File OP.08.004.
5. THAT the following resolution be adopted allocating sewage and water servicing capacity to the subject lands:

“IT IS HEREBY RESOLVED THAT Site Development File DA.07.046 (Related Files OP.08.004 and Z.07.011) is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 60 units; this is in addition to the 35 units previously allocated to the property (Site Development File DA.05.004) on June 27, 2005, subject to the execution of a site plan agreement or letter of undertaking, whichever is in effect, to the satisfaction of the City.”

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

- a) Zoning By-law Amendment (File Z.07.011)

On August 10, 2007, a Notice of a Public Hearing in consideration of the Zoning By-law Amendment Application was circulated to all property owners within a minimum distance of 120m of the subject lands, and to the Maple Village Ratepayers Association. The Public Hearing was held on September 4, 2007, and considered amendments to the site-specific C4 Neighbourhood Commercial Zone provisions of the Exception 9(1171) to By-law 1-88, to permit a 3-storey, 10,892 m² mixed use commercial and residential building comprised of 95 residential condominium apartment units, 1,073 m² of ground floor area for commercial uses (office and retail), and 174 parking spaces consisting of 37 surface and 137 underground spaces.

Comments were received from the area residents and people in attendance at the September 4, 2007 Public Hearing. In particular, a letter dated August 30, 2007 by Mr. John MacTaggart, 177 Stonebriar Drive, was received by the City Clerk. The following concerns were identified:

- a) the size of development;
- b) the increased traffic due to development intensification; and,
- c) the impact on the existing residences to the east.

The applicant was requested at the Public Hearing to hold a subsequent meeting with the affected residents to address the concerns raised. On October 17, 2007, the applicant held a community meeting at the Maple Community Centre. The applicant forwarded a written summary of the meeting to Members of Council and the Development Planning Department by way of a letter dated October 31, 2007. The said letter reported that notification of the community meeting was hand delivered to all those who attended the September 4, 2007 Public Hearing. The following individuals attended the community meeting:

- a) Mr. Alberto Suman, 237 Stonebriar Drive;
- b) Mr. John MacTaggart, 177 Stonebriar Drive;
- c) Ms. Laura Grano, 223 Stonebriar Drive;
- d) Mr. Noel Magalang, 175 Stonebriar Drive;
- e) Ms. Rica Magalang, 175 Stonebriar Drive;
- f) Ms. Muriel Manera, 197 Stonebriar Drive;
- g) Mr. Alessandro Manera, 197 Stonebriar Drive;

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- h) Mr. Carlo Ruponi, 79 Flavo Street;
- i) Mr. Jay Kim, 189 Stonebriar Drive;
- j) Mr. Michael Anastasopoulos, 190 Stonebriar Drive;
- k) Ms. Seble Afework, 177 Stonebriar Drive;
- l) Mr. Tony Toste, 184 Stonebriar Drive; and
- m) Mr. Nick Tsaktsiris, 180 Stonebriar Drive.

At the community meeting, a presentation was made on the revised site plan, which showed the south portion of the proposed building closer to Keele Street. A 1.5 m setback to the Keele Street property line is now provided as shown on Attachment #3. The previous site plan at the Public Hearing provided an approximate setback of 3.0 m to the Keele Street property line. By moving that portion of the building closer to Keele Street, additional distance was provided between the proposed building and the east property line adjacent to the existing residences, which could accommodate additional plantings. A detailed description of the site layout and landscaping will be discussed later in this report.

At the end of the presentation at the community meeting, the applicant gave those in attendance the option to support the new proposed site plan by way of a written petition. The applicant reported in the October 31, 2007 letter that they obtained a majority support from those in attendance, with the exception of the Owner of 177 Stonebriar Drive, Mr. MacTaggart, who reportedly supported the new proposed site plan verbally, but declined to sign the petition supporting the project.

The recommendation of the Committee of the Whole on September 4, 2007, to receive the Public Hearing report and to forward a technical report to a future Committee of the Whole meeting was ratified by Council on September 10, 2007.

b) Official Plan Amendment (File OP.08.004)

Since the last Public Hearing of September 4, 2007, it has been identified that an amendment to the Official Plan is also required to facilitate the proposed mixed-use residential/commercial development on the subject lands, thus requiring another public hearing meeting to deal with the Official Plan Amendment. The proposal is the same as that which was considered at the September 4, 2007 Public Hearing for the related Zoning By-law Amendment File Z.07.011.

On April 11, 2008, a Notice of Public Hearing in consideration of the Official Plan Amendment Application was circulated to all property owners within a minimum distance of 120 m of the subject lands, and to the Maple Village Ratepayers Association and to those individuals requesting notification. As of May 5, 2008, no comments have been received by the Development Planning Department, and no members of the public attended the Public Hearing on May 5, 2008. The recommendation of the Committee of the Whole to receive the Public hearing report of May 5, 2008, will be ratified by Council on May 26, 2008.

Purpose

The Owner has submitted the following applications:

1. An Official Plan Amendment Application (File OP.08.004) to amend OPA #350 (Maple Community Plan), as amended by OPA #629, to increase the maximum number of residential condominium apartment units permitted on the subject lands shown on Attachment #1, from 35 to 95 units; and, to decrease the maximum permitted ground floor area dedicated to commercial/retail uses from 1,375 m² to 1,073 m², to facilitate a proposed 3-storey mixed use building, as shown on Attachment #3.

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2. A Zoning By-law Amendment Application (File Z.07.011) to amend By-law 1-88, specifically to provide for site-specific exceptions to the C4 Neighbourhood Commercial Zone within Exception 9(1171), to facilitate the development of the subject lands shown on Attachment #1, with a mixed commercial and residential building, as shown on Attachment #3.
3. A Site Development Application (File DA.07.046) to permit a 10,892 m², three-storey mixed use commercial and residential building comprised of 95 residential apartment units, and 1,073 m² of ground floor commercial uses (office and retail), and 174 parking spaces (35 surface and 139 underground), as shown on Attachment #3.

Ontario Municipal Board

On March 6, 2008, the Owner referred their Site Development File DA.07.046 and Zoning By-law Amendment File Z.07.011, to the Ontario Municipal Board (OMB) pursuant to Sections 41(12) and 34(11), respectively, of the Planning Act, R.S.O. 1990, for failure by the City of Vaughan to make a decision on the applications. An Ontario Municipal Board Pre-Hearing is scheduled for June 24, 2008.

Background - Analysis and Options

Location

The 0.83 ha subject lands are located on the southeast corner of Keele Street and McNaughton Road, being Block 96 on Registered Plan 65M-3784, in Part of Lot 22, Concession 3, City of Vaughan, as shown on Attachment #1. The subject lands have frontage of approximately 55 m on McNaughton Road and 150 m of flankage along Keele Street. The surrounding land uses are shown on Attachment #1.

Provincial Policy Statement

The Provincial Policy Statement (PPS) includes policies that encourage residential intensification and densities that make more efficient use of land and public infrastructure and public transit, and provisions for a full range of housing types. The proposed development is consistent with the goals and objectives of the PPS.

Places to Grow

The Provincial Places to Grow Plan for the Greater Golden Horseshoe (2006), promotes and facilitates intensification throughout built-up areas. It plans for a range and mix of housing that attracts a diverse and compatible mix of land uses to support vibrant neighbourhoods. The Plan encourages intensification to provide a high quality site design and urban design standards that create attractive and vibrant places, support transit, walking, cycling for everyday activities, achieves higher densities than the surrounding areas, and achieves an appropriate transition of built form to adjacent areas. The intent of the proposed development achieves the goals and objectives of the Growth Plan.

Region of York Official Plan

The Region of York Official Plan establishes various objectives, including the need to promote a transit supportive urban structure that includes compact development, and a broad mix and range of housing including different housing forms, types and tenures to satisfy the needs of the Region's residents. The Regional Plan identifies that the housing stock in the Region is primarily detached units. The housing market is faced with demands for a broader variety of housing

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forms to meet the needs of different kinds of households. The proposed development provides intensification on Keele Street. The proposal is consistent with the goals and objectives of the Regional Plan.

Official Plan

The subject lands are designated “Neighbourhood Commercial” by OPA #350 (Maple Community Plan), as amended by OPA #629. OPA #629 permits a three storey mixed use building comprised of ground floor commercial uses and a maximum of 35 residential units above.

The Owner has submitted an Official Plan Amendment (File OP.08.004) to increase the maximum permitted number of residential units from 35 to 95, and to decrease the area dedicated to commercial/retail uses on the ground floor from 1,375 m² to 1,073 m². The building form proposed by the revised applications is 3 storeys with ground floor commercial uses and residential condominium apartment units above.

The proposed site development shown on Attachment #3 provides for smaller residential units and a modified building foot print, which allows the number of residential units permitted on the site to increase from 35 to 95. In light of the Provincial and Regional policies encouraging intensification, the revised proposal can be supported.

The proposed development is consistent with the building form already approved for the subject lands, shown on Attachment #2, and in many respects represents an improvement over the currently permitted development on the subject lands. For example, the amount of at grade landscaped amenity area located between the proposed building and the existing residential uses to the east has been increased, and the amount of at-grade parking has been reduced (from 134 to 35 spaces) and relocated into an underground garage (139 spaces).

Accordingly, the Development Planning Department can support the approval of the Official Plan Amendment application.

Zoning

The subject lands are zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(1171). The by-law currently permits a maximum of 35 residential apartment units within four building envelopes, and commercial and office uses, to facilitate the previous approved site plan shown on Attachment #2. The proposed site development shown on Attachment #3 does not comply with the current site-specific provisions of the Zoning By-law. The following zoning exceptions are proposed to facilitate the development shown on Attachment #3:

Standard	By-law 1-88 Requirement	Proposed
Maximum Residential Units	35 units on second and third floors only	95 units on first, second and third floors (storage lockers in basement)
Minimum Parking Spaces	222	174
Minimum Amenity Area	4,840 m ²	3,270 m ²
Minimum Driveway Access Width for joint egress and ingress (Keele Street entrance)	7.5 m	6.9 m
Interior Side Yard Setback (east) to the proposed gazebo structure	11 m	3.1 m

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In addition to the above, if the applications are approved, a revised building envelope will be included in the implementing zoning by-law, and will require the following zoning exceptions:

- i) an increased Minimum Front Yard Setback (McNaughton Road) from 0.8 m to 2.5m;
- ii) an increased Minimum Exterior Side Yard Setback (Keele Street) from 1.0 m to 1.5 m;
- iii) a reduced Minimum Rear Yard Setback (south property line) from 10.0m to 8.5m;
- iv) a reduced Minimum Interior Side Yard Setback (to east property) line from 18 m to 14.9 m; and,
- v) an increased Minimum Setback to a Sight Triangle (McNaughton Road and Keele Street) from 0.0 m to 0.6 m.

The requested exceptions are considered appropriate for the development of the subject lands. The zoning exceptions would result in a development that is compatible with the surrounding land uses, and similar in form and height (i.e. a three storey building along Keele Street) as the approvals that are already in place for the subject lands.

Site Plan

On June 20, 2005, Council approved Site Development File DA.05.004, to permit a mixed-use residential/commercial development comprised of four, three-storey buildings with residential units on the second and third floors (35 residential units), as shown on Attachment #2.

The Owner has since decided to not proceed with the approved site plan and has submitted Official Plan and Zoning By-law Amendment Applications (Files OP.08.044 and Z.07.011) to facilitate a new proposed site plan (Site Development File DA.07.046) for the subject lands, as shown on Attachment #3. This proposal proposes one three-storey mixed-use residential/commercial development with 95 residential apartment units and with the majority of the parking to be located underground, and a private landscaped amenity area between the proposed building and the existing residential to the east. The following chart is a comparison of the approved and proposed plans:

	Approved Site Plan (Attachment #2)	Proposed Site Plan (Attachment #3)
Total Number of Buildings	4	1
Total Building Gross Floor Area	5,823 m ²	10,892 m ²
Total Number of Storeys	3	3
Residential Units	35	95
Commercial Gross Floor Area	1,374 m ²	1,073 m ²
Provided Parking Spaces	134 surface spaces	174 spaces (35 surface, 139 underground)
Lot Coverage	21%	46%
Landscaped Area	31%	44%

Pedestrian access between Keele Street and the private amenity area (landscaped courtyard) will be by way of two pedestrian paths located close to both ends of the building as shown on Attachment #3. The garbage storage area, compactor and recycling bins are proposed to be located in the underground parking garage. A temporary garbage pick-up area is located on the

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southerly end of the proposed building accessed through the south parking lot. Waste, recycling and snow removal will be undertaken by private contractors. The final site plan must be approved to the satisfaction of the Development Planning Department.

Parking

The proposed site plan includes a total of 174 parking spaces comprised of 139 spaces (including 2 handicap spaces) located in an underground garage and 35 surface spaces (including 2 handicap spaces). The Owner proposes 9 lay-by parking spaces along the Keele Street frontage, which are not permitted to be counted as required parking by By-law 1-88. The required parking under By-law 1-88 and the proposed parking for the development are as follows:

	Required Parking	Proposed Parking
95 residential units @ 1.5 spaces / unit	143	95
95 residential units (visitors) @ 0.25 spaces / unit	24	79 Jointly Used
360 m² office use @ 3.5 spaces / 100 m²	13	
713 m² retail use @ 6.0 spaces / 100 m²	43	
Total:	223	174

A parking study has been submitted by Mark Engineering in support of the reduced parking supply. The study indicates that the peak demand for the proposed development is expected to be 141 spaces on a weekday and 132 spaces on a Saturday, which is less than the 174 spaces proposed. The City Engineering Department concurs that the proposed parking for the development is sufficient. A zoning exception for the proposed parking supply of 174 spaces will be provided, excluding the 9 proposed lay-by parking spaces. The Region of York Transportation Services Department will be approving the 9 proposed lay-by parking spaces, which is within their Keele Street right-of-way.

The Owner is required to submit a detailed parking plan identifying on-site demarcation of tenant, visitor and commercial parking spaces and the proposed method of controlling access to each, to the satisfaction of the Development Planning and Engineering Departments. The Owner proposes to utilize 79 parking spaces jointly between the proposed residential visitor, commercial and office uses.

Access

There are two vehicular access driveways to the site, as shown on Attachment #3. One driveway is from McNaughton Road, which leads to a 20 space surface parking area that will facilitate the parking for the proposed commercial office uses at the north end of the building (north parking lot). The second access is from Keele Street, which leads to a 15 space surface parking area at the south end of the building (south parking lot). Access to the underground parking and temporary garbage pick-up area will be by way of the Keele Street access. The final design of the two accesses must be to the satisfaction of the City's Engineering Department and the Region of York Transportation Services Department.

Maple Streetscape Community Advisory Committee

In order to implement the Maple Streetscape Urban Design Guidelines (MSUDG), Vaughan Council established the Maple Streetscape Community Advisory Committee (MSCAC). The Committee reviews all development applications subject to the MSUDG. On September 19, 2007, the MSCAC endorsed the proposed site plan and recommended the following:

- a) the applicant to split the lay-by parking on the Regional right-of-way into spaces of 3+3+3;
- b) the Maple acorn lighting be included on the street frontages;

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- c) the elevations on McNaughton Road be improved; and,
- d) in-lieu of the corner design, that decorative low railings be incorporated along the landscaped flower beds as already exists on Major Mackenzie Drive.

The Development Planning Department will continue to work with the Owner to implement the MSCAC recommendations of September 19, 2007. The final site plan, elevation plans and landscape plan must be to the satisfaction of the Development Planning Department. A condition of approval has been included in this respect.

Heritage Vaughan

On December 19, 2007, the Vaughan Cultural Services Division arranged for Heritage Vaughan, to consider the development proposal. At the meeting, Heritage Vaughan requested the Owner to improve the tower features on the north and south corners of the building and provide signage and lighting details for approval by Heritage Vaughan.

On January 16, 2008, Heritage Vaughan approved the development proposal, as revised. Heritage Vaughan recommended the following:

- a) that the revised drawing submitted by the Owner be approved, subject to replacing the windows in the tower with 3 over 1 window, as shown on Attachment #5; and,
- b) that the Owner continue to work with Cultural Services to resolve any other issues.

As noted above, Heritage Vaughan has approved the elevations shown on Attachment #5. However, since the January 16, 2008 meeting, the Development Planning Department has negotiated with the Owner to provide a revised elevation along Keele Street, as shown on Attachments #6, #7 and #8. The main differences between the two Keele Street elevations are provided below:

	Heritage Vaughan Approved Elevation (Attachment #5)	Proposed East and West Elevations (Attachment #6)
Roof Line	▪ Predominately flat	▪ Combination of flat, hip and peaked
Tower Features	▪ Brick	▪ Limestone (Attachment #7)

The Development Planning Department is satisfied with the proposed elevations shown on Attachments #6 and #7. An artist’s rendering showing southeast corner of Keele Street and McNaughton Road is provided on Attachment #8.

A condition of approval has been included requiring the applicant to obtain a Heritage Permit from Heritage Vaughan through the Cultural Services Division. The submission of an application for a Heritage Permit shall include a letter prepared by a licensed architect who is a professional member of the Canadian Association of Heritage Professional Consultants confirming that the proposed development conforms to the intent of the policies and design guidelines of the Council approved Village of Maple Conservation District Plan.

Landscaping

The Owner has submitted a landscape plan and details as shown on Attachment #4, which must be to the satisfaction of the Development Planning Department.

- i) Enhanced Landscaping

The Owner is proposing enhanced landscape features along Keele Street as required by the Maple Streetscape Plan.

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The Region of York and the City of Vaughan have agreed that Vaughan acknowledges and agrees that Vaughan shall be responsible for the maintenance of the enhanced landscaping on the Regional road right-of-way (Keele Street), which includes features other than tree planting (e.g. raised planters, flower beds, shrubs, etc.). The Owner will be required to pay to the City a one time fee for maintenance of the enhanced landscaping. A clause to this effect will be included in the site plan agreement or letter of undertaking, whichever is in effect.

ii) Landscape Plan

The landscape plan consists of a mix of coniferous and deciduous trees, ground plantings, and hard landscaping along the street frontages.

Since most of the parking spaces will be located in the underground garage, the Owner has proposed that the majority of the easterly side of the property be a surface garden anchored by a gazebo. Grassed areas lined with formal gravel pathways and deciduous plantings, and coniferous ground cover makes up the proposed courtyard. A row of Colorado Spruce lines the east property line for added privacy from the residential to the east, as well as, a double row of Maple trees and Scots Pine. The two surface parking areas are adequately screened from the residential to the east, in particular, a 3.7 m to 4.3 m wide landscape strip is provided along the east property line at the south end of the property. The added landscaping has been provided in accordance with the comments made at the Public Hearing and the subsequent community meeting held between the Owner and the local residents, as described earlier.

The formal courtyard is well contrasted with the proposed hard landscaping along Keele Street and McNaughton Road. The hard landscaping consists of the Maple Streetscape Urban Design elements, which includes the flower beds, Maple Streetscape acorn lamp standards (a total of 11 acorn lamp standards), trash receptacles, benches, and bike rings. An urban look is proposed for the streetscape that is in compliance with the Maple Streetscape Urban Design Guidelines.

The Development Planning Department has reviewed the landscape plans and is generally satisfied with the proposed landscaping provided that the planting species is further diversified. The present landscape plans show excessive *Celtis* and *Acer rubrum*, which are not sufficiently salt-tolerant adjacent to a street. The Development Planning Department recommends that the Owner consider *Acer platanoides* ('Crimson Sentry', 'Columnare' or 'Cleveland'), *Gleditsia*, *Tilia cordata*, *Gymnocladus dioicus* or *Ginkgo biloba*. *Celtis* is very prone to witches broom and becomes unsightly quickly. On the opposite side of the sidewalk nearest the building, the applicant should consider *Acer platanoides* cultivars, *Syringa reticulata* or *Pyrus calelryana* – two *Celtis* are acceptable here. A monoculture of tree plantings should be avoided. One deciduous genus should not constitute more than 20% of all deciduous tree plantings.

The Owner has been advised that a landscape cost estimate must be submitted and that the landscape works along the Regional right-of-way be separated in the cost estimate for calculation of the maintenance agreement costs for the enhanced landscaping on the Regional road right-of-way, as discussed above. The final landscape plan and cost estimate shall be to the satisfaction of the Development Planning Department.

Building Elevations

The proposed building elevations are shown on Attachments #6 and #7, with an artist's rendering provided on Attachment #8. The proposed elevations are a contemporary interpretation of a "main street" commercial built form style. The Keele Street elevations are horizontally articulated with a mixture of flat, peaked and hip roof styles and further articulated into numerous and varied bays with feature towers at the north and south corners. The feature towers have copper roofing. The proposed building elevations have different styles of parapets, window treatments ("Chicago Style"), and materials which animate the building frontages. The main entrance to the building is

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located along the Keele Street elevation and is pronounced by a central bay. The corner tower features have clerestory windows with a peaked roof with overhanging bracket eaves. The building elevations are accented with functional balconies for added surveillance on the street and the courtyard. The primary building material is brick in a buff and red earth tones. The mechanical units are located within the hip and peaked roof line, which will be screened from view. The Development Planning Department is satisfied with the building elevations.

Engineering

The Owner has submitted servicing, grading and stormwater management plans, which must be to the satisfaction of the Vaughan Engineering Department.

i) Environmental Site Assessment (ESA)

Phase 1 and Phase 2 Environmental Site Assessment (ESA) Reports have been approved to the satisfaction of the Vaughan Engineering Department. The Record of Site Condition, under Registration Number 39904, has been filed with the Ontario Ministry of the Environment.

ii) Servicing

In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Council on March 31, 2008, formal allocation of servicing capacity is required by Council in conjunction with Site Plan Approval. The Vaughan Engineering Department recommends that Council adopt a resolution with respect to the allocation of sewage capacity for a total of 60 units (Priority 2), from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in addition to the 35 units previously allocated to the property (Site Development File DA.05.004) on June 27, 2005.

Sustainable Development

The Owner has agreed to incorporate a tri-sort system on each floor within the building for garbage, recycling and green waste in compliance with the approved Waste Collection Design Standards Policy for recycling in new residential apartment and condominium buildings. A condition of approval will require that the Owner provide the final floor plans and site plan details for the tri-sort system on each floor to the satisfaction of the Development Planning Department and Public Works Department.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York has reviewed the Official Plan Amendment Application and has exempted it from Regional approval by letter dated April 23, 2008. Furthermore, the site plan must be approved to the satisfaction of the Region of York Transportation Services Department, as the site has access onto Keele Street, being a Regional road, and the McNaughton access being in close proximity to the Keele Street and McNaughton Road intersection, together with the 9 lay-by parking spaces. The Owner is required to comply with all Regional requirements.

Conclusion

The Official Plan and Zoning By-law Amendment and Site Development Applications have been reviewed in accordance with the Provincial Policy Statement, Places to Grow, York Region

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Official Plan, OPA #350 (Maple Community Plan,) as amended by OPA #629, By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for a 10,982 m², three-storey mixed use commercial and residential building consisting of a total of 95 residential units is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of Official Plan Amendment File OP.08.004 by Council and the Ontario Municipal Board's approval of Zoning By-law Amendment Files Z.07.011 and Site Development File DA.07.046, through Council's endorsement of these applications.

Attachments

1. Location Map
2. Previous Approved Site Plan
3. Proposed New Site Plan
4. Landscape Plan
5. Heritage Vaughan Approved Elevations
6. Negotiated East and West Elevations
7. North and South Elevations
8. Artist Rendering

Report prepared by:

Stephen Lue, Planner, ext. 8210
Mauro Peverini, Senior Planner, ext. 8407

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 23, Report No. 27, of the Committee of the Whole, which was adopted at the Special Council meeting of May 20, 2008.

23

**APPLICATION FOR A COMPLIANCE AUDIT
2006 MUNICIPAL ELECTION CAMPAIGN FINANCES
JOYCE FRUSTAGLIO**

(Referred from Council meeting of May 12, 2008, Item 38, Report No. 24)

The Committee of the Whole recommendation was dealt with and adopted at the Special Council meeting of May 20, 2008 under Minute No. 115.

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Item 24, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

24 STRATEGY FOR THE RETROFIT / REDESIGN OF OLDER PUBLIC PARKS

(Referred from the Council meeting of May 12, 2008, Item 3, Report No. 4, Environment Committee)

The Committee of the Whole recommends that the recommendation contained in the following report of Councillor Carella, dated April 28, 2008, be approved, subject to replacing the last question of the recommendation with the following:

“- how best can we re-conceptualize parks in light of the challenge posed by Gil Penalosa of Walk & Bike for Life/Project for Public Spaces, at the third event in our recent Public Speaker Series: Why do we do so much with respect to programming at locations such as community centres, while ignoring parks for the most part in terms of programming designed to maximize their use in ways we can barely conceive?”

Council, at its meeting of May 12, 2008, adopted the following:

That this matter be referred to the Committee of the Whole meeting of May 20, 2008.

Recommendation of the Environment Committee Meeting of April 28, 2008:

Recommends approval of the recommendation contained in the following report of Councillor Carella, dated April 28, 2008:

Report of Councillor Carella, dated April 28, 2008.

Recommendation

Councillor Tony Carella recommends that the Environment Committee approve and recommend to Council the adoption of the terms of reference (either as is, or as the Committee amends them) for a committee composed of staff of the Parks & Forestry and Parks Development Departments, to prepare, under the direction of the Commissioner of Community Services, a preliminary strategy for the retrofit and redesign of older municipal parks (defined as those built twenty-five years ago or more), such strategy to parallel that being developed by other departments (Engineering, Public Works, Finance) to address issues relating to the on-going maintenance and renewal of all municipal infrastructure; and that the terms of reference of the staff committee shall include but not be limited to providing answers to the following questions:

- how best can we assess the current physical condition of older parks?
- how best can we assess the present types and levels of older park usage?
- how best can we engage the public in the redesign of older parks?
- how best can we anticipate future levels of older park usage?
- how best can we identify current practices in terms of park retrofit/redesign?
- how best can we finance park retrofit/redesign?
- how best can we *manage* parks?
- how best can we re-conceptualize parks in light of the challenge posed by such as community centres, while ignoring parks for the most part in terms of programming designed to maximize their use in ways we can barely conceive?

Economic Impact

Nil

Purpose

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To commence a discussion, in house, of issues relating to the retrofitting of our oldest parks, their potential redesign, and possible reconceptualization, in light of issues raised by presenters at the Vaughan Public Speaker series on park management best practices.

Communication Plan

As the recommendation is for the approval of what is essentially an “in-house” discussion, a communication plan is not necessary.

Background – Analysis and Options

The intent of the recommendation is to launch a discussion based on two premises: (1) parks are a type of municipal infrastructure, and like all infrastructure they age, and (2) as parks reach the stage when some measure of retrofitting is needed, an opportunity exists to redesign them to better reflect evolving ideas about parks as a constructed feature of the natural environment and to respond to changing recreational preferences.

Regional Implications

Nil

Relationship to Vaughan Vision 20/20

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

It is time to consider not only the retrofit of older parks, but their redesign and reconceptualization as public spaces that need to be managed in order that they provide the maximum benefit to our communities.

Attachments

None

Report prepared by:

Councillor Tony Carella

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Item 25, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

25 MAXEY VALLEY BOCCIOFILA CLUB INC. : FACILITY PROPOSAL

The Committee of the Whole recommends:

- 1) **That the following report of Councillor Carella, dated May 20, 2008, be received; and**
- 2) **That the written submission of Ms. Clara Astolfo, dated May 19, 2008, be received.**

Recommendation

Councillor Carella recommends that the City Manager direct appropriate staff to meet with the representatives of the Maxey Valley Bocciofila Club Inc., and the Ward Councillor, to discuss the proposal made by the Club in correspondence with the Ward Councillor.

Economic Impact:

Nil

Communication Plan:

Nil

Purpose:

To respond to a proposal from the Maxey Valley Bocciofila Club Inc.,

Background and Analysis:

Maxey Valley Bocciofila Club Inc. wishes to discuss with the City a proposal that would see the Club construct at its expense---on lands leased on a long-term basis from the City and wholly within the boundaries of Maxey Park---an indoor bocce facility, for the use of the Club and other community groups, with title to the facility to be ceded to the City at the end of the term of the lease.

Relationship to Vaughan Vision 2020:

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion:

The Maxey Valley Bocciofila Club Inc. seeks to discuss with the City their plan for increasing the recreational infrastructure capacity, in partnership with the City.

Attachments:

Letter from the president of the Maxey Valley Bocciofila Club Inc., dated May 9, 2008
Aerial photograph of Maxey Park and surrounding area

Report prepared by:

Councillor Tony Carella, FRSA

CITY OF VAUGHAN

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Item 25, CW Report No. 27 – Page 2

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 26, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

26

**PROCLAMATION REQUEST
SENIORS MONTH JUNE 2008**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Clerk, dated May 20, 2008:

Recommendation

The Deputy City Clerk in consultation with the Commissioner of Legal and Administrative Services/City Solicitor recommends:

- 1) That June 2008 be proclaimed as “**SENIORS MONTH**”; and
- 2) That the proclamation be posted on the City’s website and published on the City Page, space permitting.

Economic Impact

N/A

Communications Plan

The Corporate Communications Department posts proclamations issued by the City on the City’s website under “Events – Proclamations”. Publishing proclamations on the City Page depends on space availability.

Purpose

To respond to the request received from the Minister Responsible for Seniors.

Background - Analysis and Options

The correspondence received from the Minister Responsible for Seniors, dated April 25, 2008 is attached (Attachment #1).

The proclamation request meets the requirements of the City’s Proclamation Policy as the matter relates to matters over which the City has jurisdiction. The City has proclaimed this proclamation in the past.

The Minister Responsible for Seniors has requested the City publicize this proclamation which will provide an opportunity to put the spotlight on the local services and programs available in our community to help seniors live with dignity, and as independently as possible. This year’s theme “Discover the Possibilities” will help to encourage older adults to live life to the fullest and to continue to make their enormous contributions to their families, communities and province.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

N/A

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Conclusion

Staff is recommending that the month of June 2008 be proclaimed as “Seniors Month” and that the proclamation be posted on the City’s website and published on the City Page, space permitting.

Attachments

Attachment #1 – Letter from the Minister Responsible for Seniors, dated April 25, 2008

Report prepared by:

Connie Bonsignore, Admin Assistant to City Clerk

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

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Item 27, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

**27 CENTRE STREET PARKING LOT REORGANIZATION DESIGN
AND STREETScape MASTER PLAN STUDY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Shefman, dated May 20, 2008:

Recommendation

Councillor Shefman recommends:

1. THAT the Commissioner of Planning be directed to prepare a terms of reference and work plan for the Centre Street Parking Lot Reorganization Design And Streetscape Master Plan Study and report to the June 3, 2008 Committee of the Whole with a proposed terms of reference and the feasibility study being conducted in house by the Department.

Economic Impact

It is intended that the study will be completed in house by the Development Planning Department, Urban Design Division.

Communications Plan

A communication plan will follow as part of the terms of reference.

Purpose

The purpose of this report is to obtain Council direction to proceed with the "Centre Street Parking Lot Reorganization Design And Streetscape Master Plan Study" on the basis of the Terms of Reference and Work Plan to be prepared by the Development Planning Department.

Background – Analysis and Options

The Centre Street Improvement Area is generally located within the Thornhill Heritage District (from approximately 121 Centre Street to the intersection of Centre and Yonge Street), shown on Attachment #1.

The visual attractiveness and image of this section of Centre Street is of prime importance, and it is intended that a Parking Lot Reorganization Design And Streetscape Master Plan Study would create a comprehensive public realm for this heritage district that will provide an attractive urban framework to promote private sector investment.

The current parking lot situation at the rear of the buildings on the north side of Centre Street is disorganized and fragmented. A new plan to integrate and reorganize the parking would be a benefit to the land owners in this area.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly "Plan & Manage Growth & Economic Vitality".

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Regional Implications

To be determined by the terms of reference.

Conclusion

The Centre Street Parking Lot Reorganization Design And Streetscape Master Plan Study should be considered as the final piece that will guide future development in the Centre Street Heritage District, and encourage its evolution into a strong community image by enhancing the heritage character of the streetscape, parking lot organization and pedestrian realm.

Should Council concur, the recommendation should be approved to enable the Development Planning Department staff to proceed with the preparation of a term of reference for Council consideration.

Attachments

1. Location Map

Report prepared by:

Councillor Alan Shefman

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 28, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

**28 REQUEST FOR STAFF TO REGULATE OR PROHIBIT USE OF LEAF BLOWER
 IN RESIDENTIAL AREAS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Meffe, dated May 20, 2008:

Recommendation

Councillor Peter Meffe recommends that:

That staff be directed to review opportunity to regulate or prohibit the use of leaf blowers and to report to the Committee of the Whole after the summer recess.

Economic Impact

NIL

Communications Plan

To be determined.

Purpose

The use of this type of equipment has become a health and safety concern, as this is being used to blow garden leaf and waste from private properties onto public sidewalks and road, where residents and/or motorists may be injured by blowing debris, dust and allergens.

Background - Analysis and Options

Mr. Flavio Franco Misuraca a Maple resident, has sought assistance from this office in a request to have the use of this type of equipment regulated primarily in residential areas.

Relationship to Vaughan Vision 2020

This report is consistent with the Vaughan Vision 2020 strategic initiatives to enhance and ensure community safety, health and wellness.

Regional Implications

None.

Conclusion

It is my feeling that this is a reasonable request and it would be in the best interest of the well being of the residents of Vaughan.

Attachments

None

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Item 29, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

29 VAUGHAN FIRE AND RESCUE SERVICE (VFRS) 2007 ANNUAL REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Fire Chief and the VFRS Senior Command, dated May 20, 2008:

Recommendation

The Fire Chief and the VFRS Senior Command, in consultation with the City Manager, recommends that this report be received as information only.

Economic Impact

The 2007 annual report was produced with internal resources at an approximate cost of \$1,800.00 and additional funds are not required.

Communications Plan

Through anticipated co-operation of the Senior Management Team (SMT), the 2007 annual report will be available on the City web site, in all City reception areas, Vaughan Public Libraries, VFRS Fire Stations and will be distributed to all Ratepayer Groups as well as to some peer organizations.

Purpose

To provide a summary report of activities and highlights of Vaughan Fire & Rescue Service in 2007.

Background - Analysis and Options

The 2007 Annual Report of Vaughan Fire and Rescue Service is the second annual report prepared by the department. The annual report is intended to provide a summary of the Department's activities as well as non-technical descriptions of the work of each division/program. An Operational Process Analysis conducted in 2005 by IER Consultants recommended that as part of an overall communication strategy, VFRS should develop a short annual report describing relative operations and highlights of the department.

As such this annual report will enhance communication between VFRS, Council, SMT and the citizens we serve.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved. This report conforms to:

- Enhance and Ensure Community Safety, health & Wellness
- Pursue Excellence in Service Delivery
- Value & Encourage a Highly Motivated Workforce
- Citizens first through service Excellence

Regional Implications

The VFRS 2007 Annual Report has no regional implications.

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Conclusion

The VFRS Annual Report documents achievements and highlights of the Vaughan Fire and Rescue Service in 2007. The Annual Report is an important part of a VFRS communication strategy as recommended by IER Consultants and will provide Council, Senior Management and our citizens with an overview of the types and categories of service provided by VFRS in 2007.

Attachments

Vaughan Fire and Rescue Service, Annual Report 2007 (For Members of Council – under separate cover).

Copies of the 2007 Annual Report are available through the Office of the Fire Chief.

Report prepared by:

L. Bentley, Deputy Fire Chief
G. R. Senay, Fire Chief

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 30, CW Report No. 27 – Page 2

Background - Analysis and Options

Location

The 5.31 ha subject lands are located on the west side of Regional Road #27, south of Milani Boulevard, being Block 41 on Registered Plan 65M-3627, City of Vaughan, as shown on Attachment #1.

Official Plan and Zoning

The subject lands are designated “Prestige Area” by OPA #450 (Employment Area Plan). The proposed site development for indoor recreational and office uses conforms to the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1134). The proposed site development for indoor recreational and office uses complies with the Zoning By-law.

Site Plan Review

The Development Planning Department is satisfied with the proposed site plan, landscape plan, and building elevations, as shown on Attachments #2, #3 and #4, respectively. The final plans must be approved to the satisfaction of the Development Planning Department.

The Vaughan Engineering Department is generally satisfied with the site servicing and grading plans and storm water management report. The final plans and report must be approved to the satisfaction of the Engineering Department.

The Toronto and Region Conservation Authority (TRCA) requires additional landscaping and restoration plantings to be provided at the entrance of the property at Regional Road #27 and along the western edge of the property adjacent to the open space lands. The final landscape plan must be approved by the Development Planning Department, and address the comments of the TRCA.

The proposed development requires 496 parking spaces, whereas the plan shows 523 spaces (including 5 handicapped spaces). The proposed development exceeds the minimum parking requirement of By-law 1-88, with a surplus of 27 spaces. Vehicular access to the site is provided by a driveway through the hydro corridor out to Regional Road #27 to the east, which is satisfactory to the Region of York Transportation Services Department.

All hydro requirements must be addressed by the Owner, to the satisfaction of PowerStream Inc.

Sustainability

The applicant is providing energy saving features in the building design such as high efficiency lighting systems and double glazed glass. The Urban Design Staff have recommended that the development include the use of permeable pavers and a surface water (harvesting) system to reduce the amount of stormwater runoff, and to provide sheltered bicycle racks to encourage alternate forms of transportation. The Development Planning Department will continue to work with the Owner to ensure environmentally sustainable features are incorporated into the development, which they have agreed to implement.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Vitality”.

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Regional Implications

A portion of the site abuts Regional Road #27, which is under the jurisdiction of the Region of York. The Regional Transportation Services Department has no objections in principle to the proposed development.

The applicant is proposing to put outdoor soccer fields in the open space area to the south (on their lands) as Phase 2 of the overall soccer complex. The Region has indicated that a second access will be necessary, from Milani Boulevard to serve Phase 2. The owner to the north (Milani) owns a sliver of land on the south side of Milani Boulevard, which is needed to allow access to the applicant's property. The applicant has not been able to obtain access to Milani Boulevard to date.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #450, By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is generally satisfied that the proposed development for an indoor sports complex and offices, is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department recommends approval of the Site Development Application.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations

Report prepared by:

Ryan Mino, Planner, ext. 8213
Arto Tikiryan, Senior Planner, ext. 8212

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 31, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

31 EARTHQUAKE CATASTROPHE IN CHINA

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of Councillor Yeung Racco, dated May 20, 2008, be approved;**
- 2) That the City of Vaughan make a donation of \$5,000 to the Canadian Red Cross in support of the victims of the China Earthquake;**
- 3) That the Vaughan Chinese Business Association, in partnership with the Vaughan Chinese Seniors Association, be allowed to set up a table in the front lobby of the Civic Centre between May 21st and May 23rd, 2008 to allow the citizens of Vaughan to make donations to this worthy cause; and**
- 4) That the following deputations be received:**
 - a) Mr. Will Sung, Vaughan Chinese Business Association, 64 Times Avenue, Thornhill, L3T 7Y1; and**
 - b) Mr. Dominic Lee, First Chinese Senior Association of Vaughan, 276 Pinewood Drive, Vaughan, L4J 5R8.**

Recommendation

Councillor Sandra Yeung Racco recommends:

- 1. That the Mayor and Members of Council, on behalf of the citizens of the City of Vaughan, express their condolences to the Chinese community and the people of China on the recent earthquake disaster that has caused major catastrophe to the lives of the Chinese citizens; reportedly with an anticipated death toll of close to 50,000, many of whom are school children,**
- 2. That we ask the citizens of Vaughan to reach out and extend their compassion through donation or financial assistance in helping the earthquake victims in China; and**
- 3. That this resolution be forwarded to the Consul General Madam Zhu of the People's Republic of China, to the Ambassador to Canada, Honourable Lu Shuming for the People's Republic of China, to the Premier of Ontario and to the Prime Minister of Canada.**

Economic Impact

N/A

Communications Plan

The City of Vaughan Corporate Communications Department will issue a News Release on the following recommendation.

Purpose

Recognizing the wonderful relationship the City of Vaughan has established with China through its Sister City Friendship Agreement with Yangzhou and our recent Trade Mission to China, we
.../2

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ask the City of Vaughan and its citizens to pay tribute to those that have lost their lives, loved ones, and/or their belongings as a result of this catastrophe. And to also offer support and assistance for those that are in need.

Background - Analysis and Options

A 7.9 RS earthquake struck Wenchuan County, Aba Prefecture in Sichuan Province in China on 12 May at 14:28 hrs Beijing time. According to USGS (United States Geological Survey), the neighbouring cities of Jianguyou (population:127,000); Tianpeng (60,000); Guangyuan (213,000); Mianyang (264,000); and the provincial capital, Chengdu (3,950,000) received extensive damage and continuous aftershocks.

Recent news reports (Xinhua News), quoted the Sichuan Provincial authorities that the official death toll now stands at 19,000 and climbing, with many more that are still buried under the rubbles of collapsed buildings. Communications with the earthquake-affected area have been cut off, including the town of Wenchuan (population: 100,000), which is approximately 30 km from the epicentre. In the city of Doujiangyan, 50 students were reported dead and 900 students buried due to collapsed school buildings.

The devastating effects of this earthquake were felt as far away as Hong Kong, Thailand and the neighbouring countries. 4.3 Million homes have been destroyed or have sustained severe damages. This earthquake has impacted on almost 400 dams, including the Zipingpu Dam which has been impacted with “severe” cracks. The State Government has deployed 2,000 state troops to help stabilize the dam from further damages.

While information regarding the environmental consequences of the earthquake is thus far limited, the media has reported that two chemical factories in Shifang were destroyed, spilling 80 tons of toxic liquid ammonia, forcing 6,000 people to evacuate their homes. As Sichuan Province is one of China’s most highly industrialized and densely populated areas, a vast array of agricultural and industrial activities could present a myriad of potential sources of environmental risks in the earthquake-affected area, in addition to risks to human life and health. Therefore, any actual or potential secondary risks should be assessed as soon as possible.

The extensive damage to physical infrastructure continues to hamper access by land to the affected area. Furthermore, heavy rains also constrain access by air. Information on affected populations and prevailing needs therefore remain difficult to obtain.

Relationship to Vaughan Vision 2020

Demonstrate Leadership and Promote Effective Governance.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

N/A

Conclusion

It is important for our City to offer assistance and support to the great suffering that is happening in China right now. The people in China are suffering extensive damage and a rising death toll; they are in need of our support.

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Attachments

N/A

Report prepared by:

Anita Micoli, Council Executive Assistant

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Item 32, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

32

**REQUEST FOR SIDEWALK INSTALLATION AT
LANGSTAFF ROAD AND PLEASANT RIDGE DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated May 20, 2008:

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That Engineering staff, in consultation with the Region of York investigate the need for and feasibility of installing a sidewalk in the area of Langstaff Road and Pleasant Ridge Drive to provide pedestrian access between adjacent developments and the plaza at Langstaff and Highway 7.
2. That staff report back to a future Committee of the Whole by June 2008.

Economic Impact

To be determined through a subsequent report.

Communications Plan

None.

Purpose

To ensure that there is safe pedestrian crossing for the Yellowwood subdivision for the students attending Bakersfield Public School and Stephen Lewis High School in Thornhill.

Background - Analysis and Options

Residents from the Yellowwood subdivision have brought it to the attention of my office that there are safety issues for pedestrians on Langstaff Road and Pleasant Ridge Drive when walking eastbound to Highway 7.

As there currently exists no sidewalk on Langstaff Road at Pleasant Ridge Drive, pedestrians have expressed concerns when walking eastbound to the residential area. Since Langstaff Road also a high traffic area, pedestrians feel unsafe walking along the roadway and they would like to see a sidewalk installed to make it safer for pedestrian traffic.

Relationship to Vaughan Vision 2020

Enhance and Ensure Community Safety, Health and Wellness.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

Since Langstaff Road is a Regional Road, the proposed sidewalk location requires Regional approval.

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Conclusion

In light of ongoing pedestrian safety concerns on Langstaff Road, it would be appropriate to investigate the need for and feasibility of installing a sidewalk on Langstaff Road at Pleasant Ridge Drive going eastbound to Highway 7.

Attachments

Location Map

Report prepared by:

Anita Micoli, Council Executive Assistant

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 33, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

33

FATHER ERMANNO CRESCENT TRAFFIC REVIEW

The Committee of the Whole recommends that this matter be referred to staff to provide a report addressing Members of Council's comments.

Recommendation

Councillor Bernie DiVona recommends:

1. That Staff investigate and determine other possible traffic calming measures such as curb bumps-out, chicanes, and painted road narrowings that can be installed on both the north and south legs of Father Ermanno Crescent; and
2. That the cost to implement would be determined at a later date pending on the type and number of possible measures proposed.

Economic Impact

N/A

Communications Plan

N/A

Purpose

The public meeting allowed the residents to voice their concerns to the City staff and York Regional Police regarding safety in their community and parks.

Background - Analysis and Options

At a public meeting dated August 20, 2007, attended by York Regional Police, City of Vaughan Enforcement Services, Property Manager for the Chancellor Square Plaza and Councillor Bernie DiVona, some 60 families expressed their outrage and frustration with: increased vandalism to property; graffiti to their properties when they have complained about the youth; illegal parking, double parking; frequent pickup and drop offs; poor sight visibility when travelling along their street; extreme speeding and racing on the straight roadway sections; noise complaints and garbage emanating from Chancellor Square Plaza; large groups of youth causing an environment of fear.

York Regional Police has given assistance and advised they would enhance CORE Unit enforcement and activities.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council.

Regional Implications

N/A

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Conclusion

Residents believe that a review of traffic related problems is needed over and above enhanced enforcement.

Attachments

Petition from residents of Father Ermanno Crescent.

Report prepared by:

Mike Dokman, ext. 3118
Councillor Bernie DiVona, ext. 8339

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

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Item 34, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

34 ENHANCING THE ENFORCEMENT OF THE PARKS BY-LAW IN OPEN SPACE ZONES

The Committee of the Whole recommends that this matter be referred to staff for a comprehensive report, including the feasibility of sharing vehicles with Vaughan Fire and Rescue Services.

Recommendation

Councillors Tony Carella and Bernie Di Vona jointly recommend

- that the Committee of the Whole approve in principle the acquisition by Enforcement Services of either two all-terrain vehicles (ATV's) or two motorized trail bikes, to facilitate the enforcement of the Parks By-law in open space zones; and
- that Enforcement Services provide recommendations to Council at its meeting of May 26 as to the appropriate option, the timing, and any terms of acquisition, attendant costs and potential sources of funding, in order that appropriate action can be authorized before the summer hiatus.

Economic Impact

To be determined

Communication Plan

Nil

Purpose

To address the increasing number of complaints about illegal activities taking place in open space zones across the City of Vaughan

Background - Analysis and Options

Complaints about illegal activities in parks and open space areas associated to motorized vehicles are an ongoing and growing issue at the City of Vaughan, and indeed in most every municipality. While Enforcement Services' Special Enforcement Unit patrol the parks and open spaces on mountain bikes and four wheel drive trucks, in most instances, such activity can only be dealt with by the police, provided they are equipped with appropriate vehicles that allows them the required access and mobility in those locations where the illegal activities are carried out. This is also dependant on adequate human resources being available to permit such deployment.

Some York Region municipalities (e.g., Richmond Hill) have developed successful models for the joint enforcement within the local parks and open spaces by the municipality's own bylaw enforcement staff and the police. The combination of local enforcement patrols (either by ATV's or trail bikes) and police patrols has lead to more comprehensive coverage of open space zones and a consequent decrease in illegal activities in open spaces making this an approach worth considering.

The City of Kitchener also has a similar program in place.

York Regional Police have expressed an interest in establishing a program similar to that in Richmond Hill in Vaughan.

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By approving this recommendation in principle, appropriate staff will be authorized to provide the additional information required to permit final approval.

Relationship to Vaughan Vision 20/20

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

n/a

Conclusion

A model adopted in neighbouring municipalities, linking Enforcement Services and York Region Police in the enforcement of municipal park by-laws, recommends itself for adoption by the City of Vaughan, provided a modest investment is made of vehicles that will permit staff access to those open space zones where illegal activities are occurring.

Attachments

None

Report prepared by

Councillor Tony Carella, FRSA

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Item 35, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

35

**AMO REQUEST FOR NOMINATIONS
2008 – 2009 AMO BOARD OF DIRECTORS**

The Committee of the Whole recommends:

- 1) That Councillor Yeung Racco be nominated to the 2008 - 2009 AMO Board of Directors Large Urban Caucus; and
- 2) That the following report of the Deputy City Clerk, dated May 20, 2008, be received.

Recommendation

The Deputy City Clerk recommends:

That Council provide direction with respect to the request received from AMO regarding nominations to the 2008 – 2009 AMO Board of Directors.

Economic Impact

There is no economic impact.

Communications Plan

The Nomination Form will have to be completed and signed by the Nominee(s) and forwarded to AMO by no later than 4:00 p.m. Friday, June 20, 2008.

Purpose

To seek Council direction with respect to the request received from AMO.

Background - Analysis and Options

The attached Request for Nominations to the 2008-2009 AMO Board of Directors includes a summary of the offices for each caucus for which elections will be held, an estimate of the annual time commitment and the Nomination Form (Attachment 1). The elections will be held at AMO's 2008 Annual Meeting. The deadline to submit nominations is 4:00 p.m., Friday June 20, 2008.

Relationship to Vaughan Vision 2020

Demonstrate Leadership and Promote Effective Governance – To advocate and influence policies and programs at all levels of government.

Regional Implications

There are no Regional implications.

Conclusion

This matter has been brought forward for Council's consideration regarding the Request for Nominations to the 2008-2009 AMO Board of Directors.

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Attachments

Attachment 1: AMO Request for Nominations, 2008-2009 AMO Board of Directors

Report prepared by:

Sybil Fernandes, Deputy City Clerk

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 36, Report No. 27, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 26, 2008, as follows:

By receiving the memorandum from the Commissioner of Engineering and Public Works, dated May 23, 2008.

**36 REQUEST FOR ADDITIONAL FUNDING FOR CONSULTANT
PORTAGE PARKWAY (FORMERLY APPLEWOOD CRESCENT)
BRIDGE OVER HIGHWAY 400
CONTRACT T04-219**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 20, 2008, be approved; and**
- 2) That staff provide a report on the overall costs to date.**

Recommendation

The Commissioner of Engineering and Public Works in consultation with the Director of Reserves and Investments recommends:

1. That additional funds for the consulting services in the amount of \$650,000.00 (includes 3% Administration) for Contract T04-219 be approved.
2. That the Budget for Capital Project 1421-2-03 be increased by \$650,000.00 and funded from City Wide Development Charges – Engineering.
3. That the inclusion of the matter on a Public Committee or Council Agenda for additional funding request for Applewood Crescent Bridge Over Highway 400 is deemed sufficient notice pursuant to Section 2(1)(c) of By-law 394-2002.

Economic Impact

Additional funding is being requested to be allocated to this project in addition to the total budget of \$17 million approved in the 2004 & 2008 Capital Budgets. There are insufficient funds in the approved budgets to pay the estimated final project engineering costs.

Communications Plan

Not Applicable.

Purpose

To obtain Council approval for additional funding required for the payment of Engineering Contract Administration and Inspection Services necessary for completion of this project.

Background - Analysis and Options

Request for Proposal number RFP03-279, Applewood Crescent Extension (2003 Capital Budget Project 1421-2-03), was awarded by City Council on January 12, 2004 to Cansult Limited for Design, Contract Administration and Inspection in the estimated amount of \$439,290.00 (plus G.S.T.), plus a contingency allowance of \$25,000.00. This contract involved the design and construction of the bridge structure, roadway approaches, roadworks, drainage improvements, sidewalk, utility relocations, street lighting and intersection signalization.

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In order to provide the level of quality assurance, inspection and testing during the work in accordance with Ministry of Transportation standards and specifications, and as described in the legal agreement between the MTO and the City, full time inspection is required during the actual construction of the project. The original budget did not contemplate this level of effort.

The level of effort that would be required of the consultant during construction of the project was not foreseen at the time that proposals were submitted for contract administration and inspection services as the aforementioned legal agreement had not yet been drafted. The level of on site presence during construction was increased further due to the fact that the quality assurance requirements of the 407 ETR Concession Company Limited (407) also had to be satisfied. Although construction of the project commenced on City owned lands in the Summer of 2005, there was extensive additional consultant services involved in the co-ordination and completion of utility relocations, not originally anticipated.

The additional costs required to complete the works in the amount of \$650,000.00 (inclusive of the City's 3% administration costs) can be funded from Capital Project 1421-2-03 should Council approve the additional funding requested.

Engineering Services Staff have reviewed the amounts and are satisfied that they are appropriate and outside the scope of the original proposal.

Relationship to Vaughan Vision 2020

Maintain Assets and Infrastructure – To optimize existing infrastructure through sound asset management.

This report is consistent with the priorities previously set by Council.

Regional Implications

This work is partially subsidized by the Region of York under their policy on "Funding Collector Road Crossings of 400 Series Highways" and there will be a monetary impact on the Region in an amount to be determined when final construction costs are known.

Conclusion

The funds requested are necessary to provide adequate budget from which to pay for the additional consulting engineering services for inspection and contract administration required to satisfy the quality assurance requirements associated with this project. The level of effort has been confirmed with the MTO who advise that full time on site inspection would be expected given the scope and complexity of the project. These additional costs have been verified by Engineering Services Staff are determined to be correct and necessary. It is therefore appropriate to approve the Capital Budget increase by the additional amount requested.

Should Council concur with the additional funding request, this action would be considered as an amendment to the Capital Budget. Pursuant to the Municipal Act, before amending a budget, a municipality shall give notice of its intention to amend the budget at a Council meeting. Where a capital project has been subject to a public meeting during the adoption of the approved capital budget and where additional funding is required to complete the approved works, inclusion of the matter in a staff report requesting additional funding on a Public Committee or Council Agenda is deemed sufficient notice pursuant to Section 2(1)(c) of Bylaw 394-2002.

Attachments

1. Location Map

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Report prepared by:

Gino Martino, B.A., C.Tech., Engineering Technologist – Capital
Tom Ungar, P.Eng., Manager of Design Services
Justin Metras, C.Tech., Manager of Construction Services

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

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Item 37, Report No. 27, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 26, 2008, as follows:

By approving the request contained in the original deputation to waive all costs; and

By receiving the memorandum from the Commissioner of Community Services, dated May 22, 2008.

37

**DEPUTATION – MS. SUE FRAME
WITH RESPECT TO THE WOODBRIDGE COLLEGE'S 50TH ANNIVERSARY CELEBRATION**

The Committee of the Whole recommends that the deputation of Ms. Sue Frame, Chair, Woodbridge College High School, be received and referred to staff for a report to the Council meeting of May 26, 2008, addressing the cost implications of waiving permitting fees and providing services-in-kind.

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Item 38, Report No. 27, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 26, 2008, as follows:

By approving the following:

- 1) ***That the request from St. Joseph the Worker Catholic Church be approved;***
- 2) ***That the Region of York be notified of Council's support;***
- 3) ***That two signs be approved. One at the S/E corner of Dufferin Street and Draper Road, and the other at the S/E corner of Centre Street and Wade Gate; and***
- 4) ***That the material of the signs be similar to the one used by City Parks; and***

By receiving the written submissions from Mr. Mario G. Racco, dated May 23, 2008 and May 26, 2008.

38

**DEPUTATION – MR. MARIO G. RACCO
WITH RESPECT TO SIGNS FOR ST. JOSEPH THE WORKER CATHOLIC CHURCH**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Mario G. Racco, artwork, and written submission from Father Mario Salvadori, St. Joseph the Worker, 191 Wade Gate, Thornhill, L4J 5Y4, dated May 6, 2008, be received; and
- 2) That the deputant be requested to provide for the Council meeting of May 26, 2008, the exact location for the four (4) proposed signs, with the necessary setbacks from the Regional roads, and the design, size and colour.

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Item 39, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

39 NEW BUSINESS – DONATIONS FOR INTERNATIONAL DISASTERS

The Committee of the Whole recommends that staff provide a report outlining a policy with respect to donations for international disasters.

The foregoing matter was brought to the attention of the Committee by Councillor Yeung Racco.

CITY OF VAUGHAN

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Item 40, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

40

**PRESENTATION – MS. ANNA BORTOLUS
WITH RESPECT TO FOSTER WOODS/KLEINBURG NEW FOREST**

Ms. Anna Bortolus, KARA Communications Committee, introduced the two co-chairs of the Open Space Committee and provided a video presentation of Foster Woods/Kleinburg New Forest.

CITY OF VAUGHAN

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Item 41, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

41

**CEREMONIAL PRESENTATION – SIGNING OF THE
DECLARATION TO JOIN THE CANADIAN COALITION OF MUNICIPALITIES
AGAINST RACISM AND DISCRIMINATION**

The Mayor and Members of Council signed the Declaration to Join the Canadian Coalition of Municipalities Against Racism and Discrimination.

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Item 42, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

42

**MINUTE OF SILENCE – FOR THE VICTIMS OF
THE EARTHQUAKE IN CHINA**

The Mayor and Members of Council observed a moment of silence for the victims of the recent earthquake in China.